



26 On The Hill, Carpenders Park, WD19 5DR

Price £550,000 Freehold

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 ChurchillsBushey



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26 On The Hill, Carpenders Park, Watford, Hertfordshire, WD19 5DR

- Well Maintained 3/ 4 Bed House
- 1,367 SQ. FT. Accommodation on Both Lower & Ground Floors
- Fully Fitted Kitchen & Utility Room
- Ground Floor Bathroom
- Attractive Front & Rear Gardens
- Garage & Off Street Parking
- Close To Station
- Energy Rating: D

A well maintained 3/4 bedroom house with accommodation over ground & lower ground floors, entrance hall, cloakroom, 19ft living room, fully fitted kitchen, utility room, bathroom and bedroom 4/dining room on ground floor, three further bedrooms on lower ground floor, gas central heating, double glazing, attractive front & rear gardens, garage & off street parking to the front, conveniently located within walking distance of Carpenders Park station & local shops







ENTRANCE HALL

Staircase to lower ground floor, double glazed window to the the front, 2 storage cupboards, additional cupboard housing Megaflo, access to loft via pull down ladder

CLOAKROOM

Fully tiled with back to wall wc, wash hand basin with cupboard under, ladder radiator, inset spot lights, Velux window

LIVING ROOM 19'6" (5.94m) x 13'9" (4.19m) Max

Double glazed windows to the rear

DINING ROOM/ BEDROOM 4 13'3" (4.04m) x 11'4" (3.45m)

Double glazed window to the front with fitted blinds

KITCHEN 10'0" (3.05m) x 8'8" (2.64m)

Fully integrated kitchen with a range of wall, base and display units, working surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap and drainer, built in Neff double oven, Neff ceramic hob with extractor over, dishwasher and Sharp fridge/ freezer, wall mounted gas fired Vaillant central heating boiler (New Boiler 2022) , tiled walls, vinyl flooring, double glazed window to the rear

UTILITY ROOM 8'3" (2.51m) x 7'0" (2.13m)

Wall and base units, fitted stainless steel sink unit with mixer tap and drainer, plumbing for washing machine, space for tumble dryer, extractor fan, vinyl flooring

GROUND FLOOR BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, back to wall wc, vanity unit incorporating wash hand basin with cupboards under, fitted wall cabinet, ladder radiator, tiled floor, inset spotlights, extractor fan, Velux window

LOWER GROUND FLOOR LANDING

BEDROOM 1 14'2" (4.32m) x 11'0" (3.35m)

Double glazed window to the rear, fitted wardrobe cupboards, dressing table and chest of drawers

BEDROOM 2 14'2" (4.32m) x 8'5" (2.57m)

Double glazed window to the rear, double glazed door leading on to the garden, fitted wash hand basin with cupboard under

BEDROOM 3 10'2" (3.1m) x 8'4" (2.54m)

Double glazed window to the rear, fitted wardrobe cupboards with sliding mirrored doors, laminate wood flooring

OUTSIDE

FRONT GARDEN

Attractive front garden with lawn and borders, gated paved area, outside light

REAR GARDEN

Attractive rear garden with paved patio area, steps down to lawn borders, shrubs, timber garden shed, outside light and outside tap, gated rear pedestrian access

GARAGE 10'6" (3.2m) x 8'3" (2.51m)

Up and over door to the front, personal security door to the rear, wall and base units, light and water tap

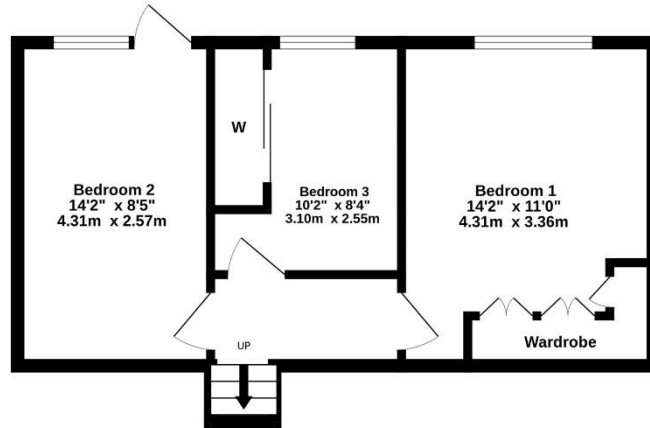
OFF STREET PARKING

Via own driveway leading to the garage

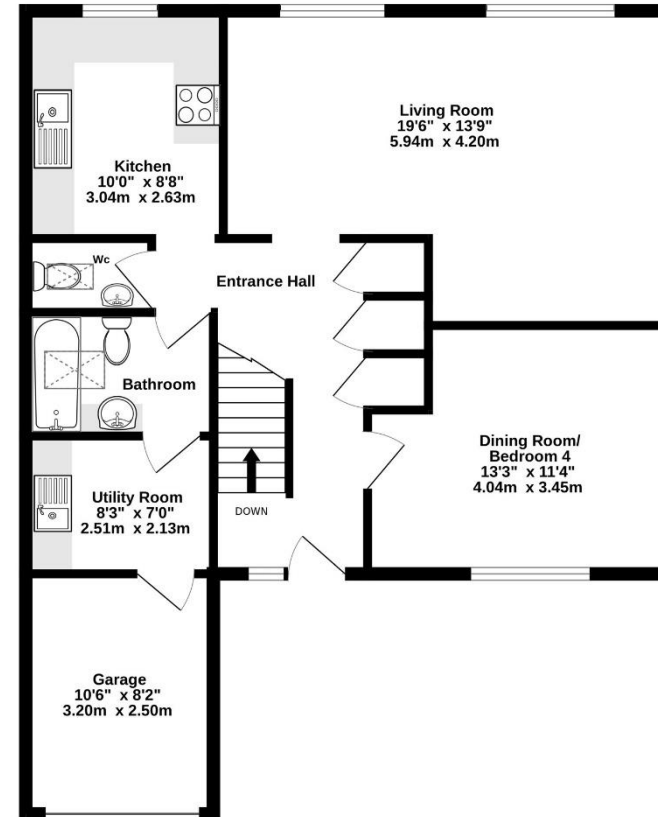
COUNCIL TAX

Three Rivers District Council, Tax Band E, £2669.20 2024/2025

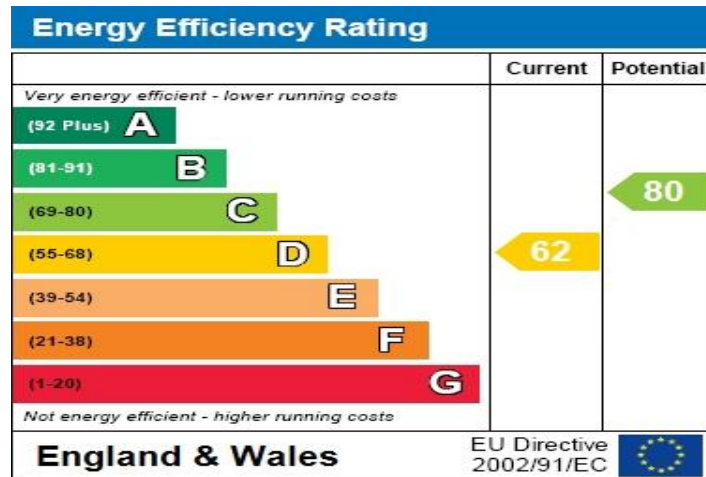
Lower Ground Floor



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.

