



14 Margeholes, Carpenders Park, WD19 5AP

Price £575,000 Freehold

3



2



ChurchillsBushey



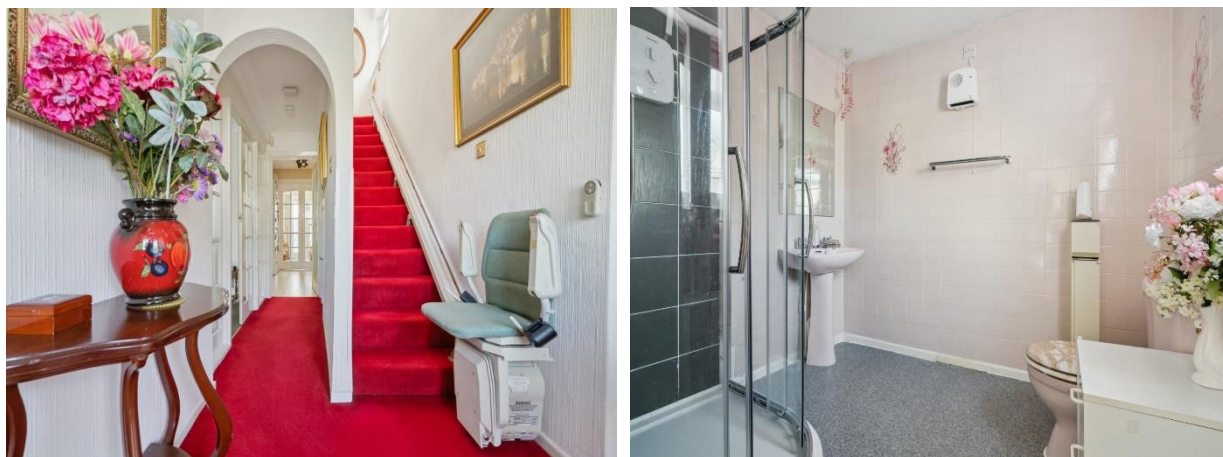
Price £575,000

14 Margeholes, Carpenders Park, Watford, Hertfordshire, WD19 5AP

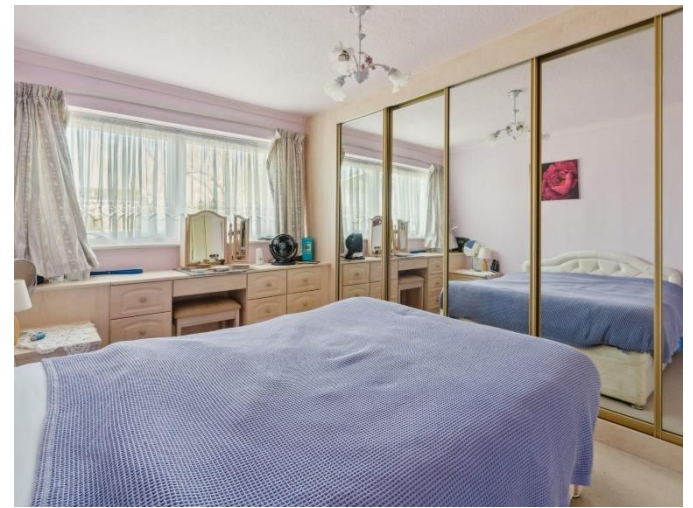
- Extended 3 Bedroom 2 Bathroom Link Detached House
- Situated In A Residential Cul De Sac
- Ground Floor Shower Room
- Well Maintained Front & Rear Gardens
- Two Garages With Parking To The Front
- Close Proximity To Carpenders Park & Bushey Stations
- No Upper Chain
- Energy Rating: D

This extended 3 bedroom, 2 bathroom link-detached home is located in a sought after residential cul-de-sac. The property features an entrance hall leading to a bright and airy living room, a separate dining room, and a kitchen that seamlessly flows into a breakfast area. A convenient ground floor shower room adds to the practicality of the layout. Upstairs, there are three bedrooms all with wardrobes and a family bathroom. The home benefits from both front and rear gardens, with the rear garden providing access to two garages. Additional highlights include gas warm air heating, and double glazing throughout.

Within close proximity of Carpenders Park Station and Bushey Station, the property is offered with no upper chain, making it an excellent opportunity for buyers seeking a well connected and desirable location.









ENTRANCE HALL

Double glazed leaded light window to the front aspect, staircase to the first floor with cupboard housing warm air unit, coat cupboard

LIVING ROOM 22'11" (6.99m) x 12'0" (3.66m)

Double glazed window to the front aspect, York stone fireplace feature with TV display shelf to the side, double doors leading on to the dining room

DINING ROOM 17'10" (5.44m) x 9'0" (2.74m)

Double aspect room with double glazed bifold doors and double glazed patio doors both leading on to the garden and double glazed window to the side aspect, storage cupboards

KITCHEN 11'3" (3.43m) x 8'1" (2.46m)

Range of wall and base units, working surfaces, 1.5 bowl inset sink unit with drainer, integrated eye level Neff double oven, Neff ceramic hob and inset deep fat fryer, plumbing for washing machine and dishwasher, tiled walls, vinyl flooring, double glazed door to the outside and double glazed window to the rear aspect, archway leading to

BREAKFAST ROOM 8'9" (2.67m) x 8'9" (2.67m)

Wall and base units, working surfaces, space for fridge freezer, breakfast bar, tiled walls, vinyl flooring, storage cupboard

GROUND FLOOR SHOWER ROOM

Corner shower cubicle with electric shower, wash hand basin with pedestal, low flush wc, wall heater, tiled walls, double glazed window to the front aspect

FIRST FLOOR LANDING

Double glazed window to the side aspect, storage cupboard

BEDROOM 1 12'8" (3.86m) x 11'9" (3.58m)

Double glazed window to the front aspect, wardrobe cupboards with sliding mirrored doors

BEDROOM 2 11'1" (3.38m) x 9'5" (2.87m)

Double glazed window to the rear aspect, fitted wardrobe cupboards with bed recess, dressing table and bedside table

BEDROOM 3 9'6" (2.9m) x 7'5" (2.26m)

Double glazed window to the front aspect, fitted wardrobe cupboards, dressing table and shelving unit, cupboard housing wall mounted gas fired boiler

BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, wall cabinet, tiled wall, vinyl flooring, double glazed windows to the rear and side aspects

OUTSIDE

FRONT GARDEN

Tiered block paved garden with lawn and borders

REAR GARDEN

Well maintained rear garden with block paved patio area, artificial lawn, mature shrubs and borders, large timber garden shed, outside tap and lighting awnings, gated side access

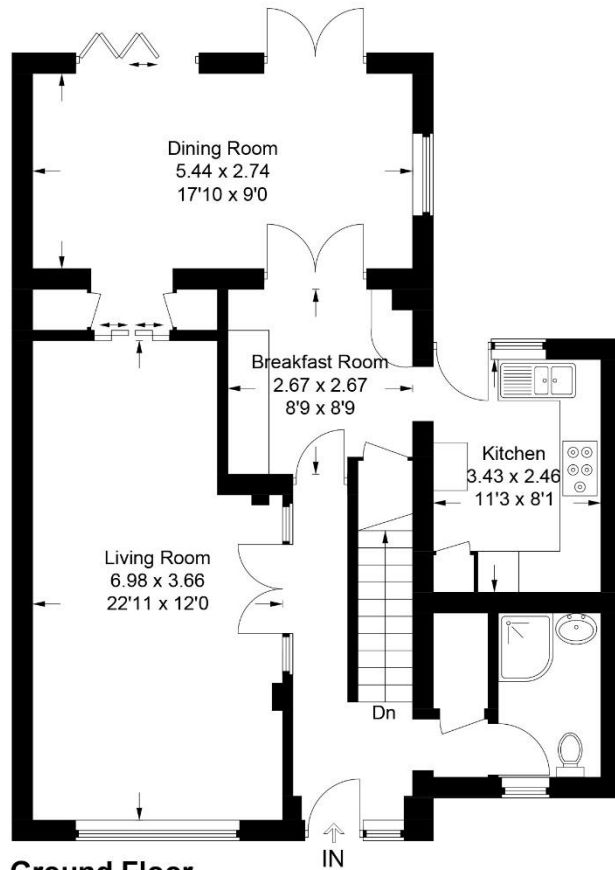
GARAGES 18'3" (5.56m) x 8'0" (2.44m)

Gate at rear of the garden leading to 2 garages, with up and over doors to the front and parking to the front

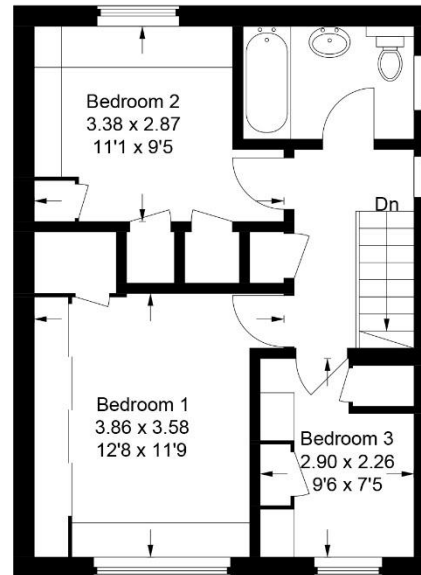
COUNCIL TAX

Three Rivers District Council, Tax Band E, £2790.93 2025/2026

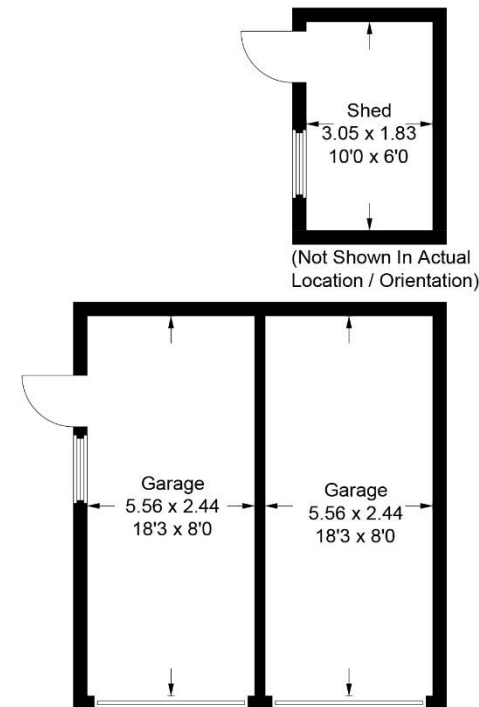
Approximate Gross Internal Area
 Ground Floor = 78.1 sq m / 841 sq ft
 First Floor = 43.0 sq m / 463 sq ft
 Garages / Shed = 32.8 sq m / 353 sq ft
 Total = 153.9 sq m / 1,657 sq ft



Ground Floor



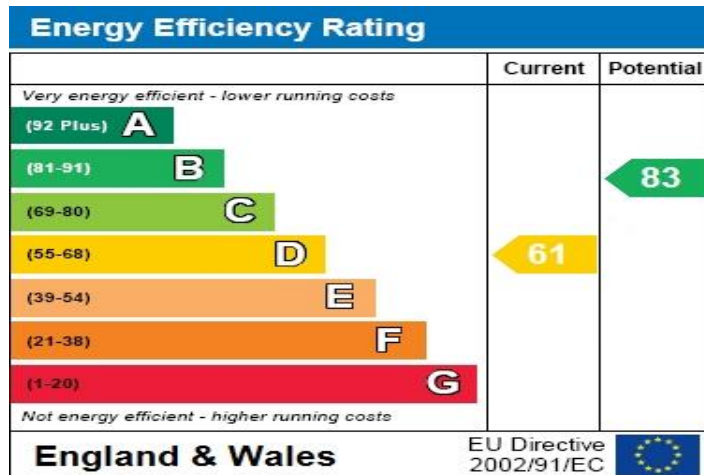
First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.

