



107 Compton Place, Carpenders Park, WD19 5HQ

Price £545,000 Freehold

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 ChurchillsBushey



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**107 Compton Place, Carpenders Park, Watford,
Hertfordshire, WD19 5HQ**

- A 3 Bedroom Semi Detached Chalet Bungalow
- In Need of Modernisation
- Scope To Extend (STPP)
- Ground Floor Bathroom
- Large Rear Garden
- Garage With Own Driveway
- No Upper Chain
- Energy Rating: D

This 3 bedroom semi detached chalet bungalow, located near the convenient amenities of Carpenders Park shops, presents an excellent opportunity for modernisation. The property features an entrance porch leading into an entrance hall, a spacious through lounge, a kitchen, and a ground floor bathroom. Two of the bedrooms are situated on the ground floor, while the third is located upstairs, offering flexible living arrangements. Additional benefits include double glazing, gas central heating, and a generously sized rear garden. A detached garage is accessible via a private driveway, and the property offers potential for extension, subject to planning permission. This home is offered for sale with no upper chain, making it an ideal purchase for buyers looking to personalise and add value.







ENTRANCE PORCH

Tiled floor

ENTRANCE HALL

Wood floor, meter cupboard, bifolding doors with staircase to first floor

THROUGH LOUNGE 25'9" (7.85m) x 10'2" (3.1m)

Double aspect room with double glazed window to the front bay and double glazed window to the side, wood flooring, picture rail, ceiling fan

KITCHEN 10'2" (3.1m) x 8'10" (2.69m)

Wall and base units with working surfaces, 1.5 bowl stainless steel sink unit with drainer, built in oven, gas hob with chimney extractor hood over, space for fridge freezer, plumbing for washing machine, cupboard housing wall mounted gas fired central heating boiler, double glazed windows to the rear and side aspects, door leading on to the garden

BEDROOM 1 11'11" (3.63m) x 9'0" (2.74m)

Double glazed window to the rear, selection of fitted wardrobe cupboards with bed recess, laminate wood flooring

BEDROOM 3 10'3" (3.12m) x 8'8" (2.64m)

Double glazed window to the front, laminate wood flooring, wardrobe cupboard, storage cupboard

GROUND FLOOR BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, wash hand basin, low flush wc, chrome ladder radiator, extractor fan, double glazed window to the rear aspect

FIRST FLOOR

BEDROOM 2 13'5" (4.09m) x 11'10" (3.61m)

Double glazed window to the rear, laminate wood flooring, eaves storage cupboards

OUTSIDE

REAR GARDEN

With paved patio area, lawn, borders, outside tap and light, gated side access

DETACHED GARAGE 17'0" (5.18m) x 9'0" (2.74m)

Approached via own block paved driveway with up and over door to the front and window to the rear

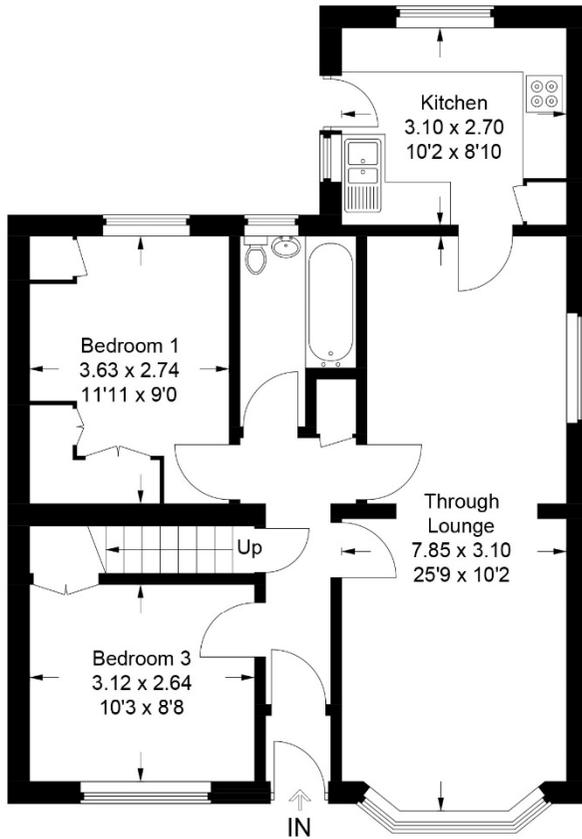
OFF STREET PARKING

Via own block paved driveway to the front of the property providing off street parking for several cars

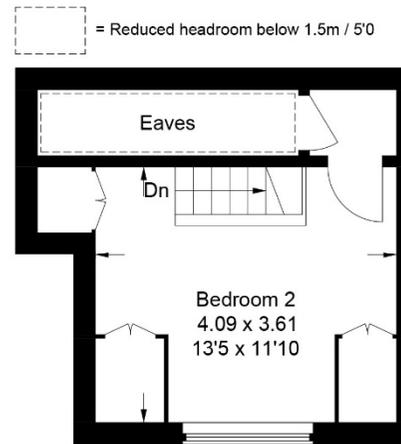
COUNCIL TAX

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

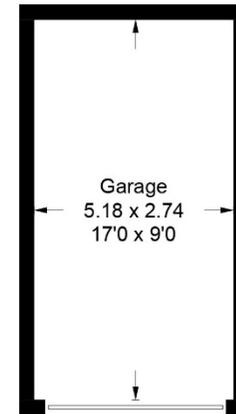
Approximate Gross Internal Area
 Ground Floor = 65.0 sq m / 700 sq ft
 First Floor = 20.4 sq m / 220 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 99.7 sq m / 1,074 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

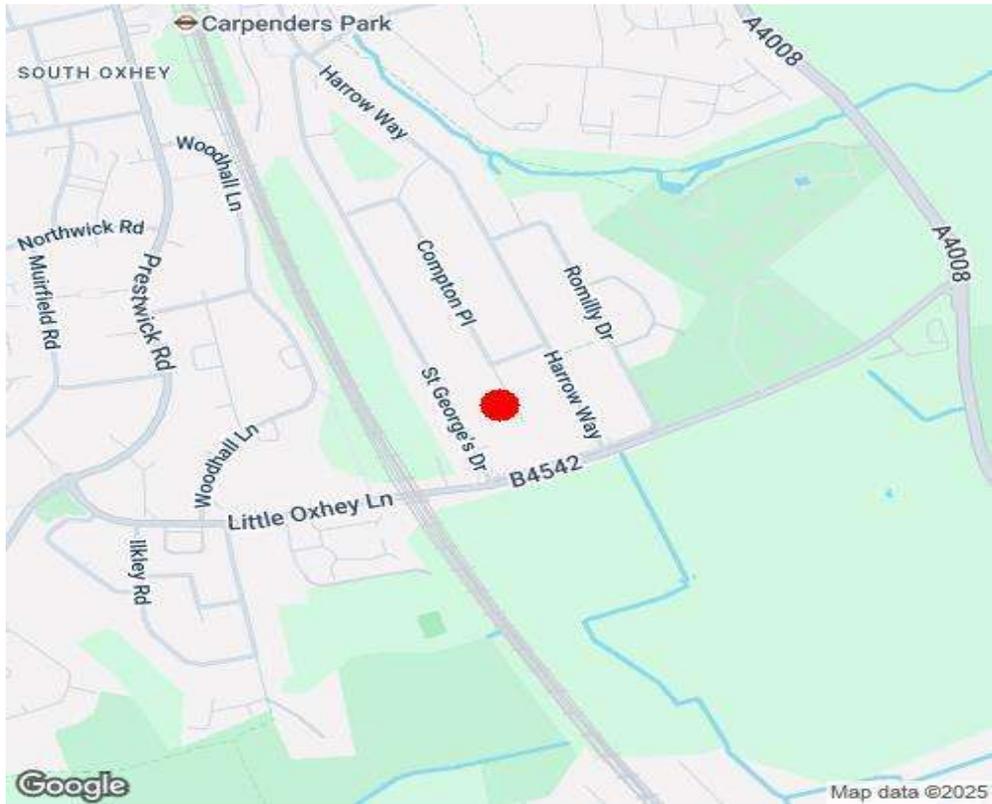
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.