



14 Lower Tail, Carpenders Park, WD19 5DD

Price £550,000 Freehold

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 ChurchillsBushey



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14 Lower Tail, Carpenders Park, Watford, Hertfordshire, WD19 5DD

- Well Presented 3 Bedroom 2 Bathroom Terrace House
- Spacious Living Room
- Modern Fitted Kitchen/ Dining Room
- Loft Conversion To Provide Bedroom With Shower
- Gas Central Heating/ Double Glazing
- Well Maintained Garden
- Off Street Parking To Front & Garage In Block Close By
- Convenient Location
- Council Tax Band D - Three Rivers District Council
- Energy rating: C

This well presented 3 bedroom terrace home enjoys an enviable location within walking distance of local schools, shops, Carpenders Park Overground Station, and the beautiful green spaces of Merry Hill. Inside, you are welcomed by an entrance porch that flows effortlessly into a bright and inviting lounge. At the rear, a stylish modern kitchen and dining area provide an ideal setting for both everyday living and entertaining, with doors opening out to a beautifully maintained garden. This delightful outdoor space features a dedicated seating area, a neat patio, and lush lawns bordered by colourful flower beds, perfect for relaxation or hosting guests.

Upstairs, the first floor offers two generously sized bedrooms and a sleek, contemporary family bathroom, along with a versatile study room that leads to the impressive loft conversion. The loft has been converted to include a bedroom with shower and separate wc, adding comfort and practicality to the home. Meticulously maintained by the current owners, the property also benefits from gas central heating, double glazing, a block paved front garden, and a single garage conveniently located in a nearby block.



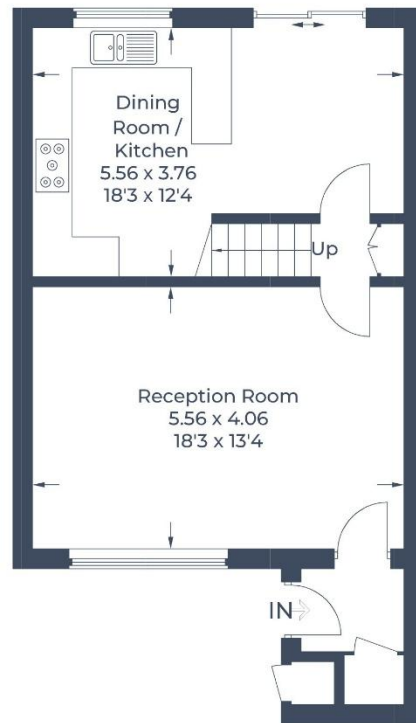




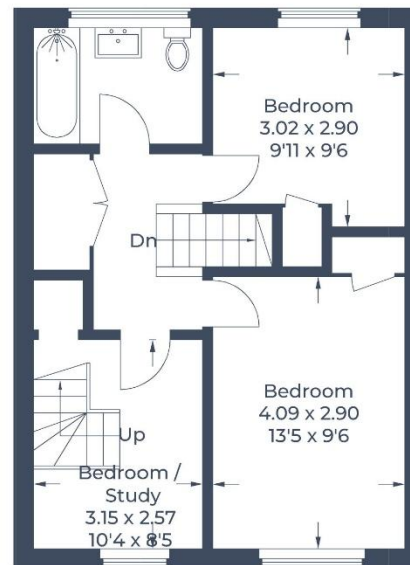
Approximate Gross Internal Area
 Ground Floor = 48.1 sq m / 518 sq ft
 (Including External Cupboard)
 First Floor = 44.0 sq m / 474 sq ft
 Second Floor = 27.5 sq m / 296 sq ft
 Total = 119.6 sq m / 1288 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

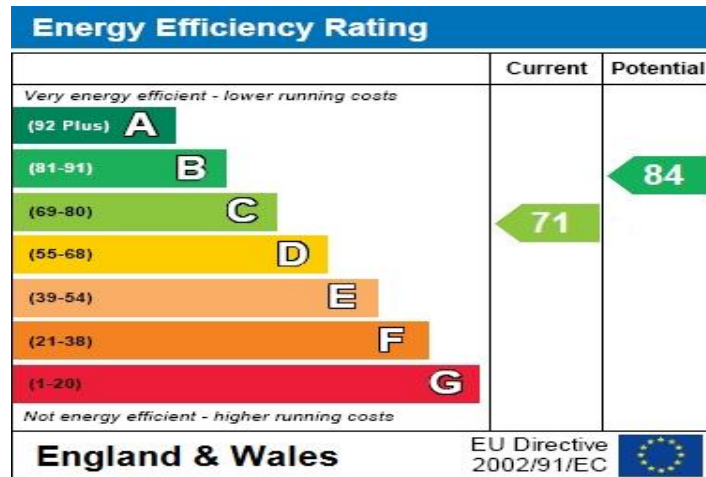


First Floor

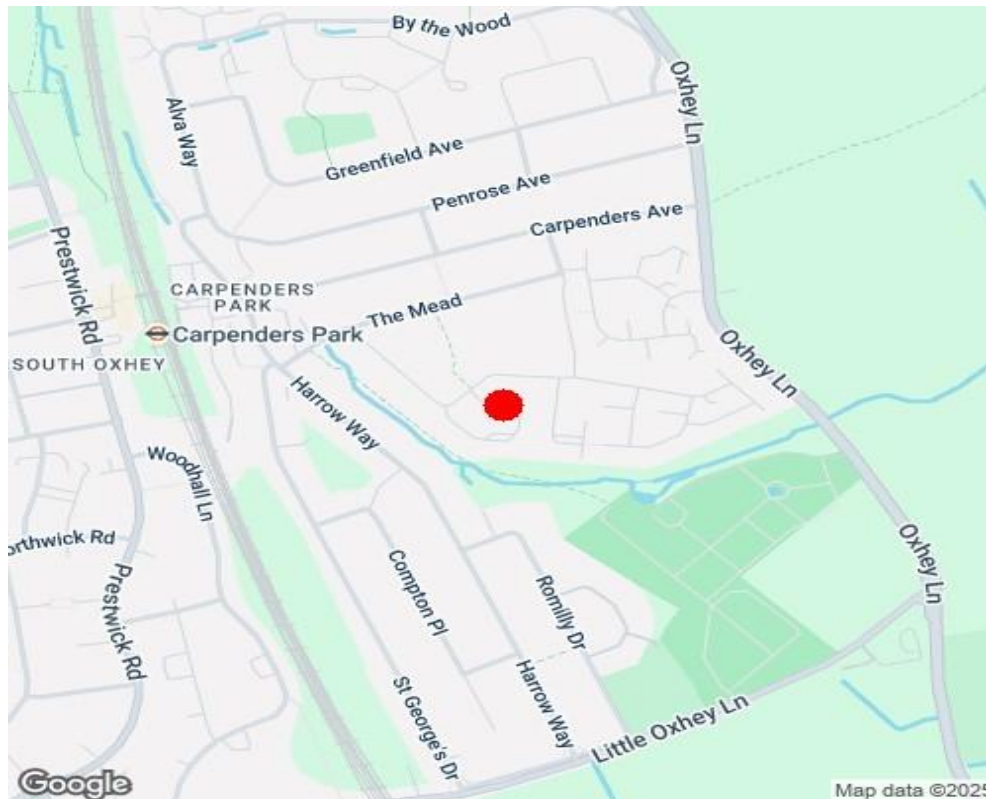


Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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.