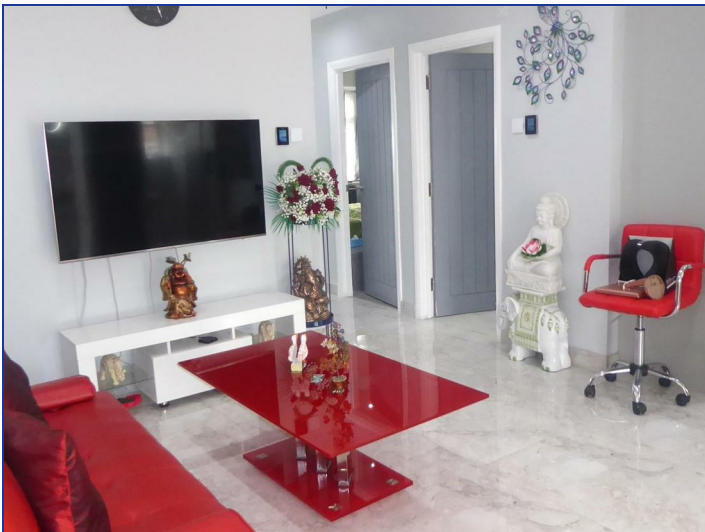




**45 Compton Place, Carpenders Park, WD19 5HF**  
**£617,000 Freehold**





**AN EXTENDED SEMI DETACHED BUNGALOW HAVING UNDERGONE EXTENSIVE RENOVATION BY THE CURRENT VENDORS. ACCOMMODATION COMPRISES, ENTRANCE PORCH, OPEN PLAN LOUNGE/DINER/KITCHEN, THREE BEDROOMS AND SPACIOUS SHOWER ROOM. Together with ceramic tiled floors with underfloor heating, double glazing, gas central heating, 90ft rear garden, detached garage and off street parking. Situated in a residential location with in easy access of Carpenders Park Station (Euston Line), local shops and amenities. INTERNAL VIEWING RECOMMENDED.**

- Entrance porch
- Three bedrooms
- Garden
- Open plan lounge/dine/kitchen
- Shower room
- Detached garage/ parking

**ENTRANCE PORCH**

Double glazed entrance door, double glazed windows, ceramic tiled floor, inset spotlights and entrance door to entrance hall.

**ENTRANCE HALL**

Ceramic tiled floor with underfloor heating, inset spotlights, opening to lounge/dining room.

**OPEN PLAN LOUNGE/DINING ROOM/KITCHEN**

23'8" x 21'4" max

**LOUNGE AREA**



Stairs to first floor, inset spotlights, double glazed patio door to garden, ceramic tiled floor with underfloor heating.

**LOUNGE AREA VIEW**



**DINING AREA**



Island unit incorporating storage units and breakfast bar, inset spotlights and double glazed window to rear.

**DINING AREA VIEW**



**KITCHEN AREA**



Range of wall and base units with quartz worktop surfaces, inset stainless steel sink unit, integrated dishwasher, spaces for washing machine, tumble drier and fridge/freezer. Four ring electric hob, extractor hood, oven within housing, wall mounted gas boiler concealed within cupboard, part tiled walls and ceramic tiled floor with underfloor heating.

**BEDROOM ONE**

13'6" x 10'4"



Range of wardrobes to be included, laminate flooring, inset spotlights and double glazed bay window to front.

**BEDROOM TWO**

12' x 10'4"



Inset spotlights, laminate flooring and double glazed window to front.

**SHOWER ROOM**

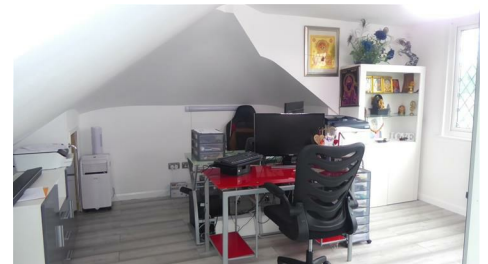


Walk in shower cubicle, wash hand basin upon vanity unit, low level WC, tiled walls and floor with underfloor heating. Extractor fan, inset spotlights, double glazed frosted window to side.

**FIRST FLOOR**

**BEDROOM THREE**

16'6" x 15'6"



Laminate flooring, double glazed window to rear, velux window to front and eaves storage area.

**OUTSIDE**



Rear garden extends to approximately 90ft, paved patio area, lawn and flower borders.

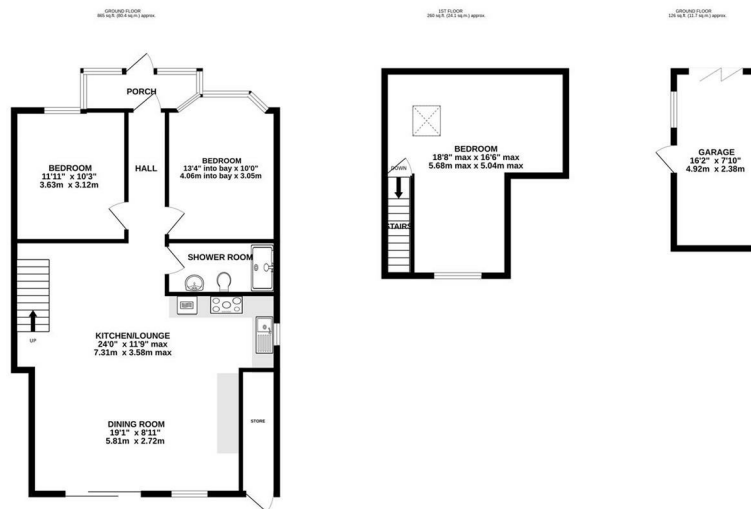
Detached garage with veranda area approached via shared drive. Front garden is paved to provide off street parking.

**ENERGY EFFICIENCY RATING**

D

**COUNCIL TAX BAND**

E



TOTAL FLOOR AREA: 1251 sq ft (116.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for guidance purposes only and should be used as such for 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.  
Made with Intergen 12/04

**FLOOR PLAN**  
Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.  
Property Misrepresentation Act 1991  
Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.  
Money Laundering Act 2003.  
Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.