



## Highfield, Carpenders Park WD19 5DY

**Asking Price £780,000**

Located in a quiet cul-de-sac on this popular development, an extremely bright four bedroom, two bathroom detached house with off street parking, an integral garage and a large South West facing garden.

The accommodation comprises reception room, dining room, kitchen/breakfast room, utility room, guest W.C, principal bedroom, fully tiled en-suite shower room with heated mirrored cabinet and heated towel rail, three further bedrooms and a fully tiled family bathroom with heated mirrored cabinet and heated towel rail. A new boiler with Hive, and an unvented water system were installed in 2021.

Additionally, this freehold house benefits from a large internal garage, loft, under stair storage and a professionally installed and annually maintained alarm system.

The property further offers ample opportunity to extend via a garage conversion, loft conversion and rear extension, subject to the required permissions.

Highfield is located within the catchment area for Watford Grammar School for girls and is only 0.6 miles from Carpenders Park railway station offering direct access to London Euston.



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Exterior:



Reception Room:



Reception Room:



Dining Room:



Reception Room:



Dining Room:





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**Kitchen/Breakfast Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**Bedroom One:**



**Utility Room:**



**En Suite Shower Room:**





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**Bedroom Two:**



**Family Bathroom:**



**Bedroom Three:**



**Garden:**



**Bedroom Four:**



**Exterior Rear:**



**Tenure:**

This is a freehold property. Council Tax Band F £3,332 per annum. As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

**Disclaimer:**

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

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Highfield, WD19



○ - Ceiling Height



Approx Gross Internal Area 1318 Sq Ft - 122.44 Sq M  
(Including Garage)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations  
for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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