



44 Margeholes, Carpenders Park

Fixed Price £650,000



 **fairfield**estates



44 Margeholes

Carpenders Park, Watford

A REFURBISHED FOUR DOUBLE BEDROOM PROPERTY LOCATED ON A QUIET & SOUGHT-AFTER RESIDENTIAL ROAD IN CARPENDERS PARK WITH THE ADDED BENEFIT OF NO UPPER CHAIN.

Look no further for your next family home. This modern property has been tastefully extended and renovated to a high standard by the current owners, providing **1,352 sq ft of living accommodation across two floors.**

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO UPPER CHAIN
- FOUR DOUBLE BEDROOMS
- 3M REAR KITCHEN EXTENSION
- COMPLETELY REFURBISHED TO A HIGH SPECIFICATION
- SEPARATE UTILITY ROOM & GUEST WC
- OPEN PLAN LIVING / DINING / KITCHEN AREA
- BI-FOLDING DOORS LEADING TO SOUTH FACING GARDEN
- OFF STREET PARKING FOR 2 CARS







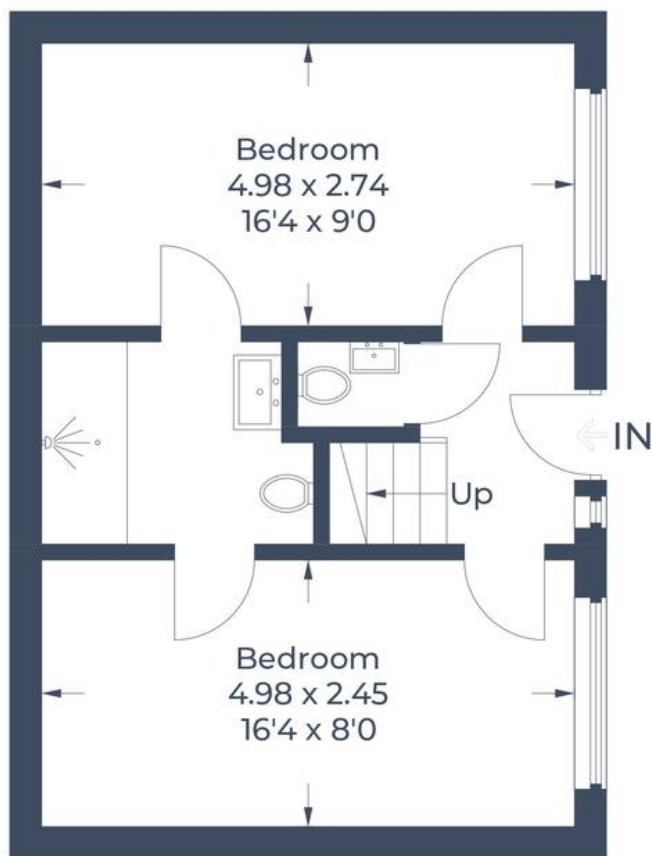




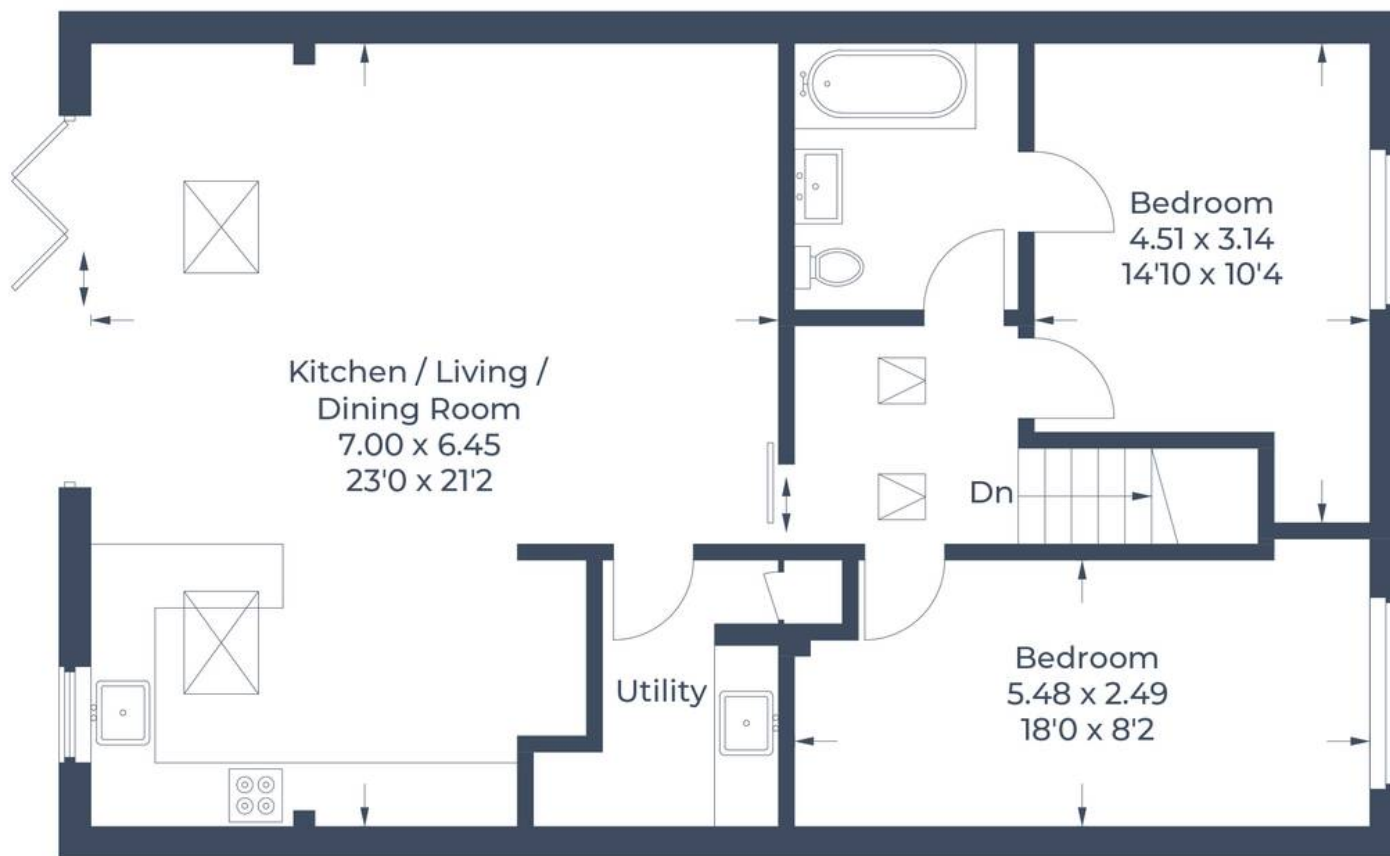




Approximate Gross Internal Area
Ground Floor = 36.9 sq m / 397 sq ft
First Floor = 88.7 sq m / 955 sq ft
Total = 125.6 sq m / 1,352 sq ft



Ground Floor



First Floor

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

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