



**56 On The Hill, Carpenders Park**  
In Excess of **£635,000**





## 56 On The Hill

Carpenders Park, Watford

**WE ARE DELIGHTED TO BRING TO MARKET, THIS FABULOUS 4 DOUBLE BEDROOM, 2 RECEPTION ROOM, 2 BATHROOM (1 En-Suite) PLUS UTILITY ROOM, SPLIT LEVEL REAR EXTENDED FAMILY HOME, OFFERED FOR SALE IN GREAT ORDER AND SITUATED IN THIS DESIRABLE LOCATION, OFFERING VIEWS OVER GREENBELT.**

Council Tax band: E

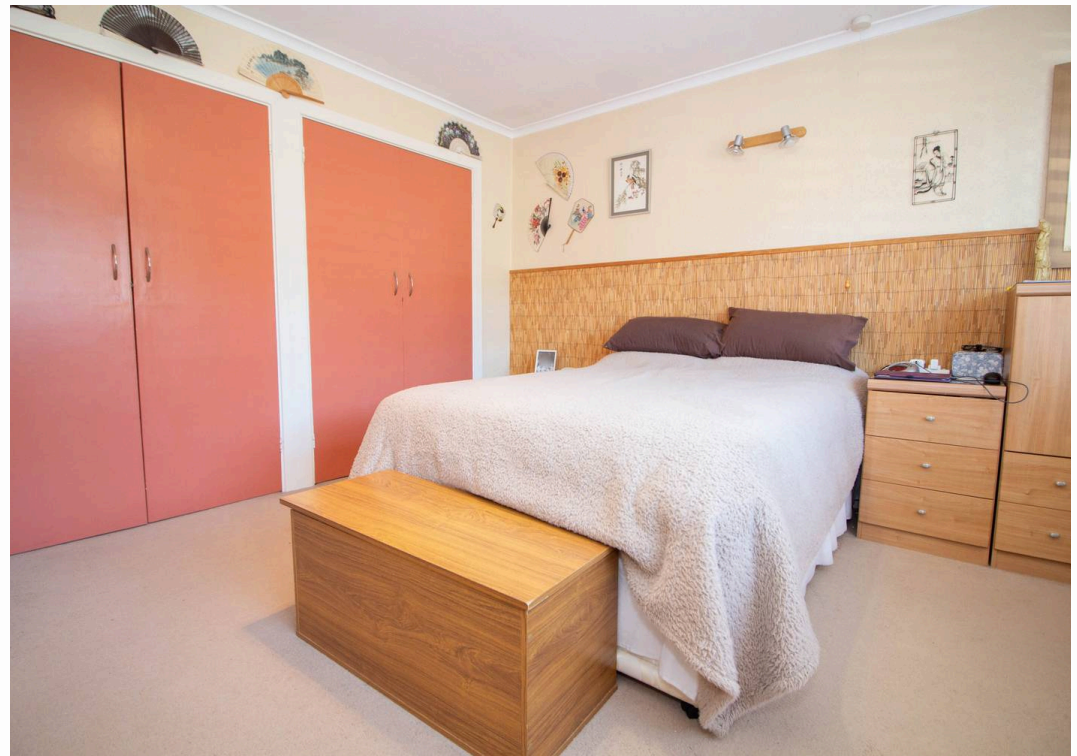
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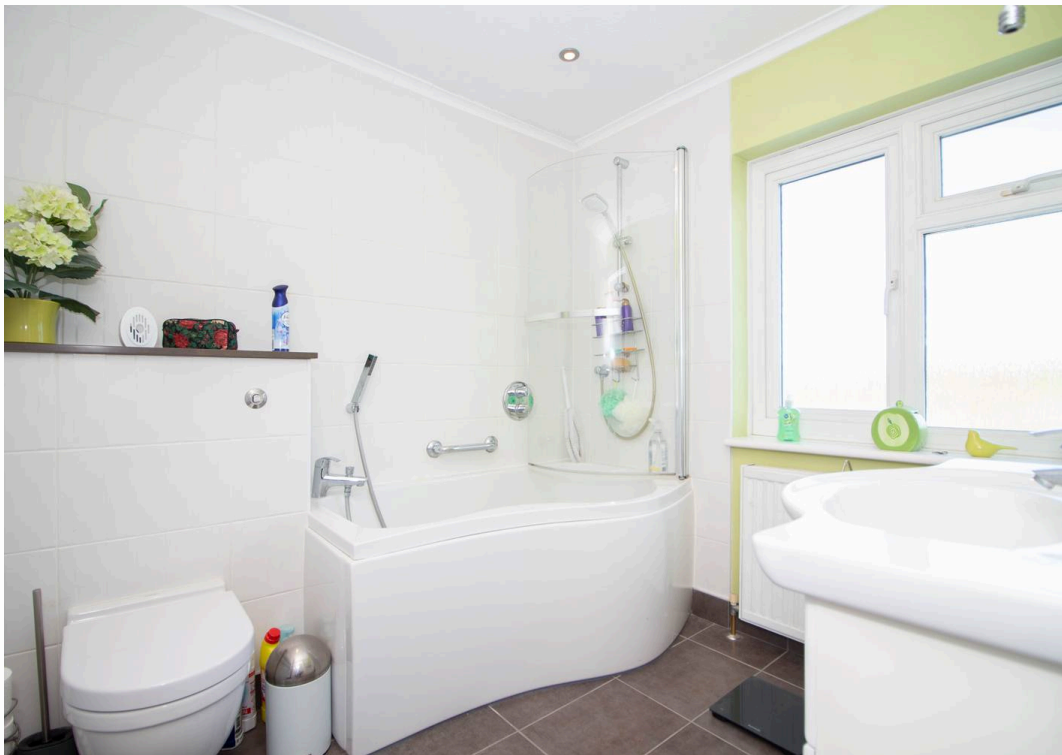
EPC Energy Efficiency Rating: C

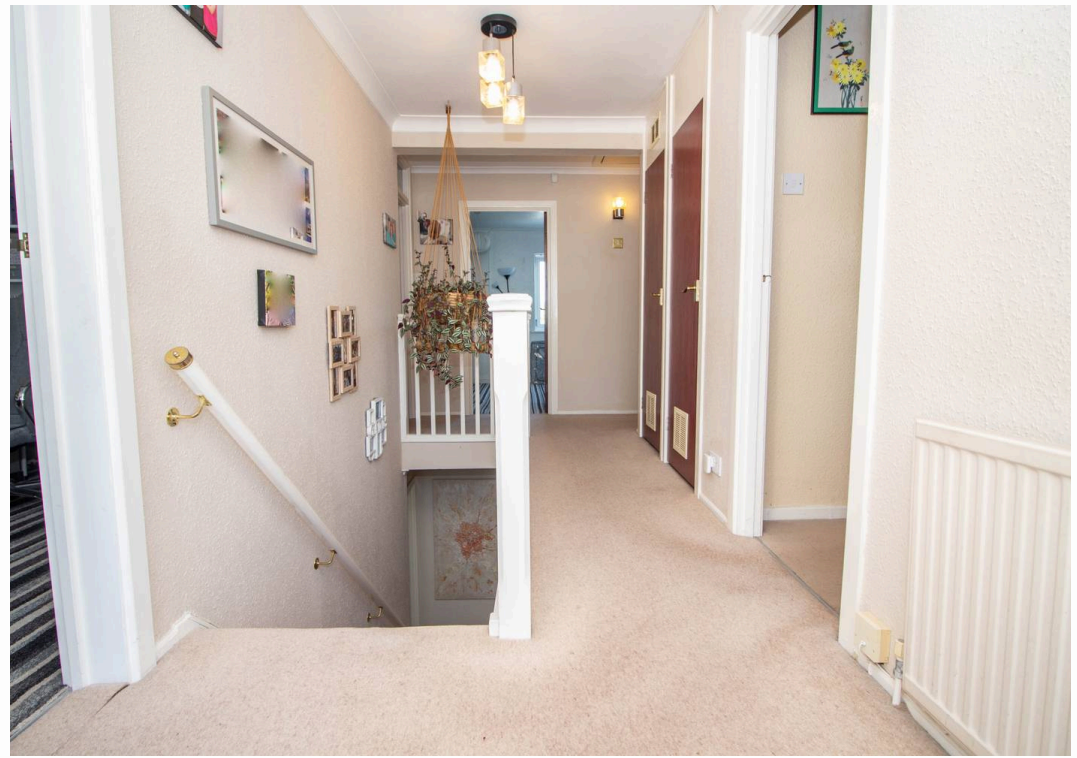
EPC Environmental Impact Rating: C

- SPLIT LEVEL TWO STOREY HOUSE WITH VIEWS OVER GREENBELT
- GREAT SIZE BEDROOMS
- UTILITY ROOM
- 2 MODERN BATHROOMS
- OWN DRIVE 2 CAR PARKING
- GAS CENTRAL HEATING RECENTLY INSTALLED BOILER
- LOUNGE AND SEPERATE SUN LOUNGE
- FITTED KITCHEN
- LARGE MID FLOOR STORAGE AREA
- COUNCIL TAX BAND 'E' EPC RATING'C'













## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

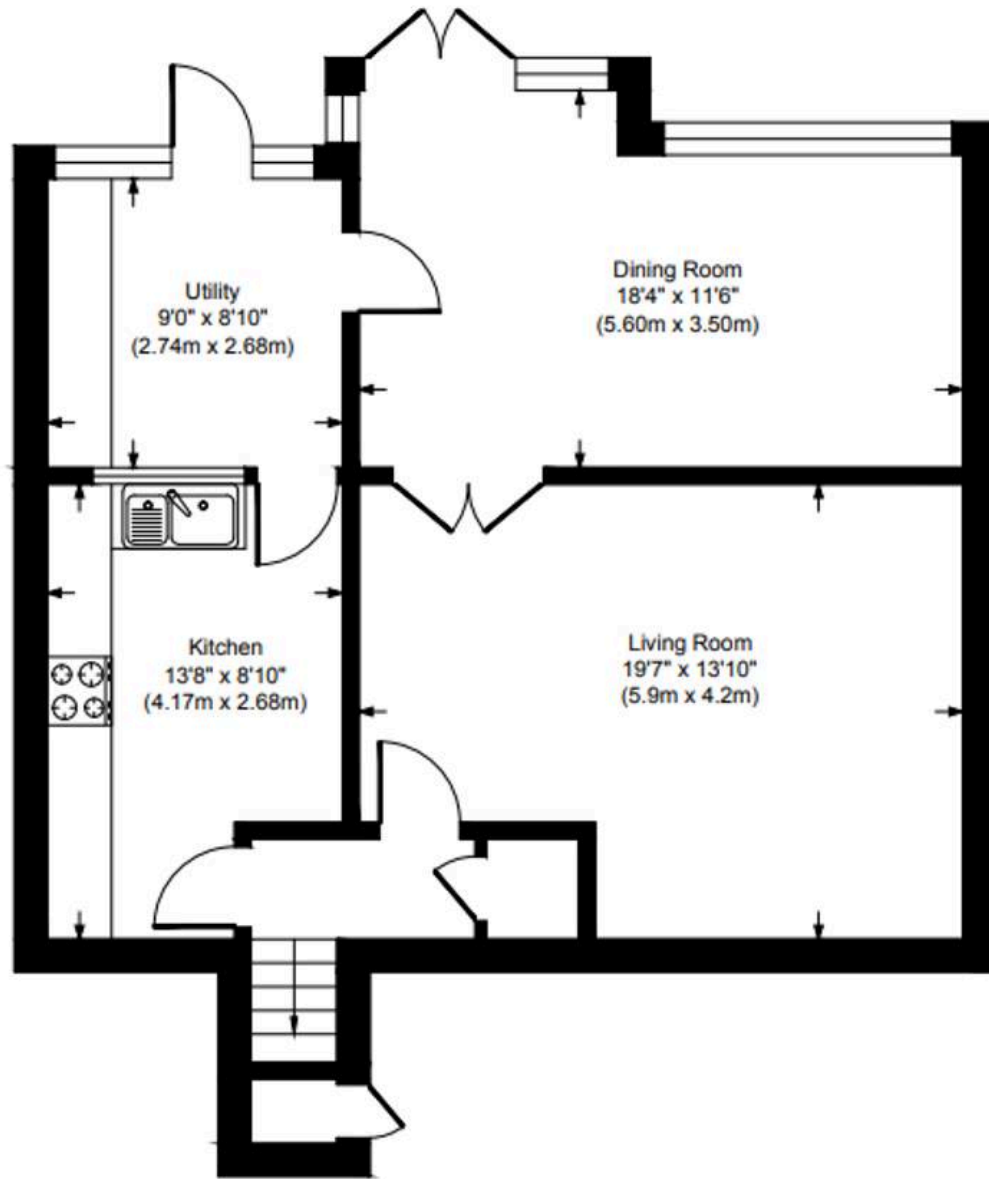
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England, Scotland & Wales

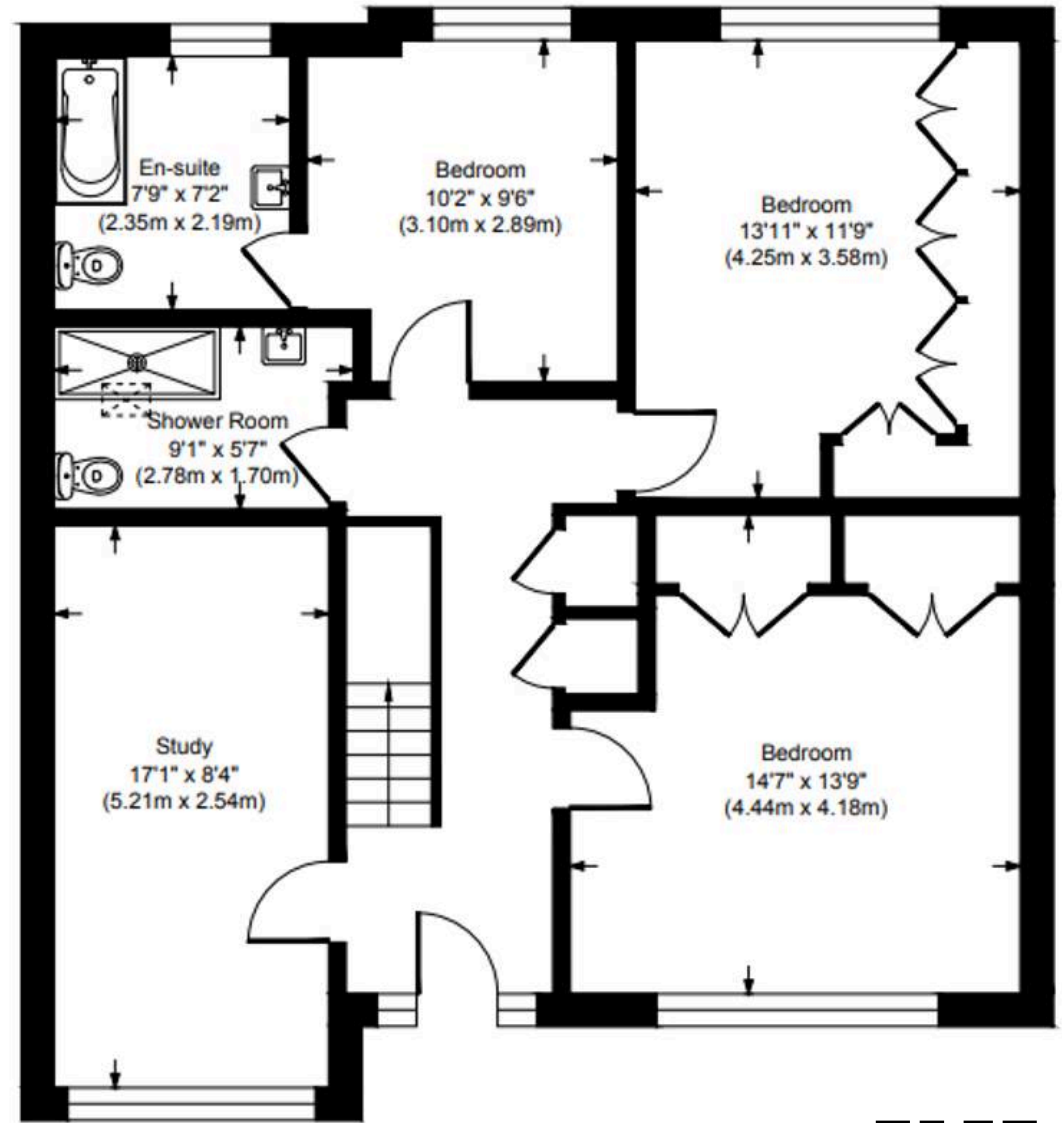
EU Directive  
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Approximate Gross Internal Area = 145 sq m / 1561 sq ft



Lower Ground Floor



Ground Floor

The Plan is for layout guidance only. Not drawn to scale unless stated. Window 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 decision reliant upon them.





## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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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. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service