



22 Margeholes, Carpenders Park, Watford – WD19 5AP
£535,000





Positioned in a peaceful residential cul-de-sac, this extended 1960s three bedroom terraced home offers well-balanced living space, including two reception rooms, ideal for modern family life. A welcoming entrance hall leads to a generous lounge, where sliding patio doors open onto the south-facing rear garden, flooding the room with natural light and creating a perfect setting for both everyday living and entertaining. In addition, a versatile second reception room provides the ideal Study / Dining Room, offering flexibility to suit a range of lifestyle needs. The kitchen/breakfast room is well proportioned and complemented by a convenient downstairs WC.

Upstairs, three double bedrooms, each with fitted wardrobes, offer comfortable accommodation, alongside a shower room with a separate WC for added practicality. Outside, the property benefits from a private garage accessed via its own driveway, with additional parking available to the front. Located just a short walk from Carpenders Park Station and local amenities, this home combines quiet surroundings with everyday convenience and is offered with no upper chain.





22 Margeholes

Watford, Watford

- 3 Bedroom Terrace House
- Two Separate Reception Rooms
- Downstairs WC
- South Facing Garden
- Garage & Off Street Parking
- Cul De Sac Location
- Close To Carpenders Park Station
- No Upper Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



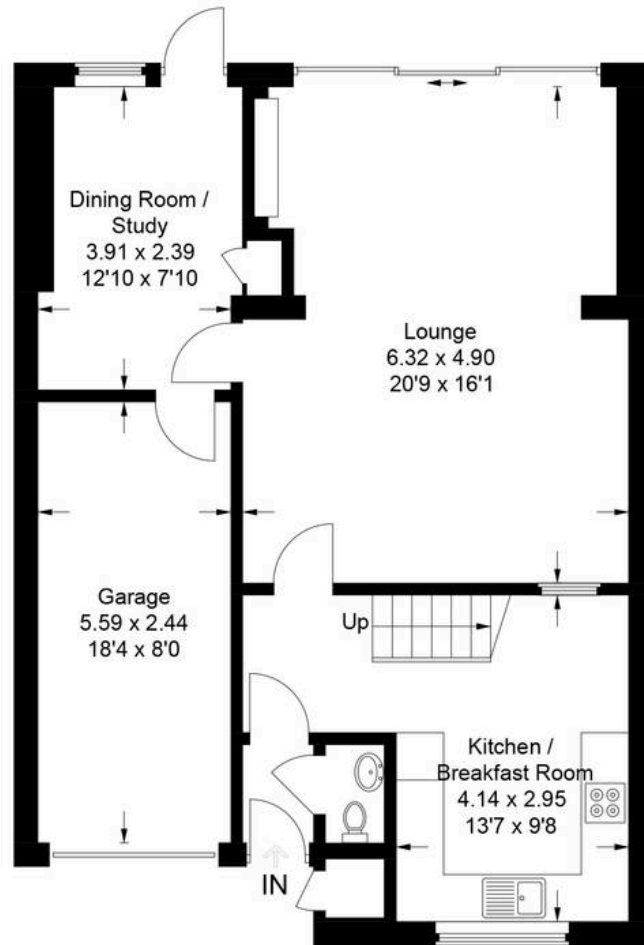




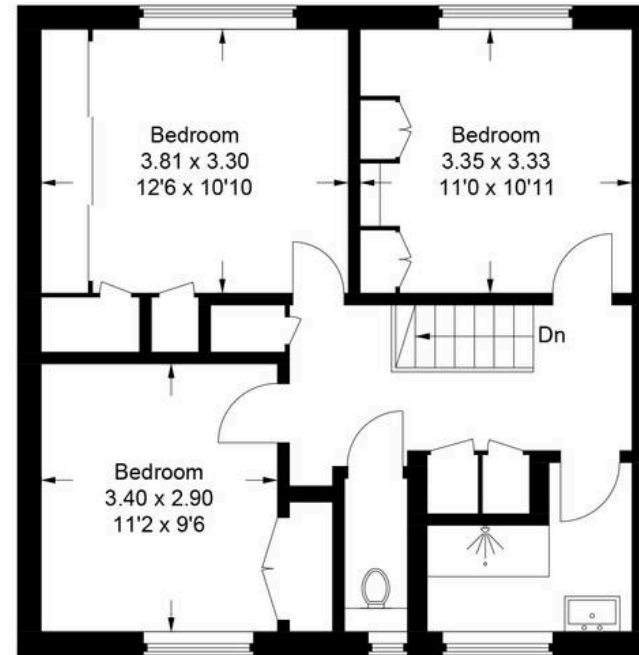


Margeholes

Approximate Gross Internal Area
Ground Floor = 75.8 sq m / 816 sq ft
First Floor = 57.4 sq m / 617 sq ft
External Store = 0.6 sq m / 6 sq ft
Total = 133.8 sq m / 1,439 sq ft
(Including Garage)



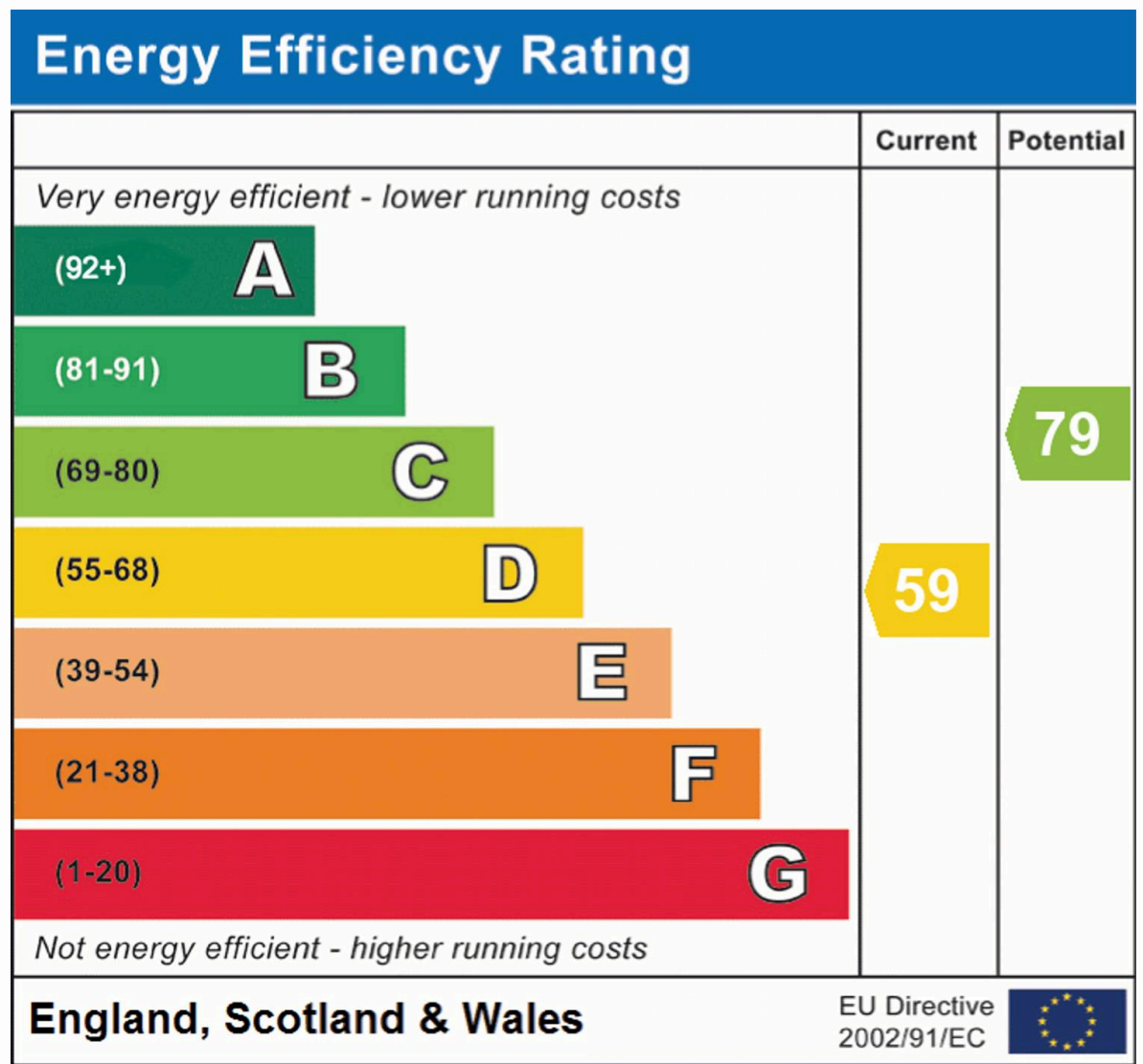
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows 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 decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills



Churchills – Bushey

Churchills Independent Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

francesco@churchillsbushey.co.uk

churchillsbushey.co.uk/

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 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.