



32 On The Hill, Carpenders Park, Watford – WD19 5DR
£629,950

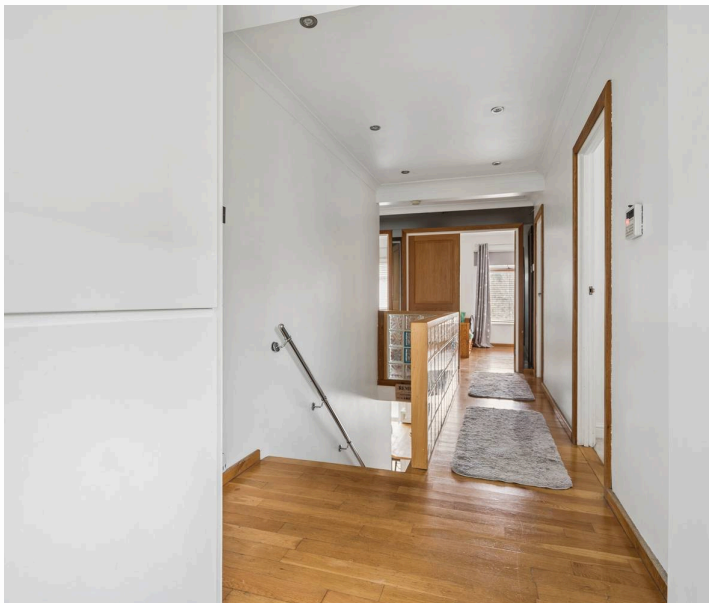
 ChurchillsBushey



This unusual 4 double bedroom split-level family home offers a fantastic blend of space, comfort and lifestyle, set in a quiet residential location close to Carpenders Park station and convenient local shops. The ground floor welcomes you with an entrance hall leading to four generous double bedrooms and a spacious four piece family bathroom, ideal for growing families or visiting guests. On the lower ground floor, the home opens into an impressive open plan lounge, kitchen and dining room designed for modern living. This bright and sociable space is perfect for family time, relaxed evenings or entertaining friends, with direct access to a decked terrace that creates a seamless indoor/outdoor connection. Ideal for summer dining, morning coffee or weekend gatherings, the terrace leads down via steps to a private, tiered garden with a lawn area, offering plenty of space to relax as well as room for children to play.

A true highlight of the home is the dedicated cinema room, a superb lifestyle feature that transforms movie nights, sporting events and gaming into an immersive experience, bringing the feel of a private home theatre to everyday living.

Further benefits include gas central heating, double glazing, a garage approached via its own block-paved driveway providing ample off-street parking, and the advantage of no upper chain, making this an exciting opportunity to move straight in and enjoy everything the home has to offer.





- 4 Bedroom Split Level Family Home
- All Living Accommodation on Lower Ground Floor
- Spacious Open Plan Lounge/ Kitchen/ Dining Room
- Impressive Cinema Room
- 4 Piece Family Bathroom
- Tiered Rear Garden
- Garage & Off Street Parking
- No Upper Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D









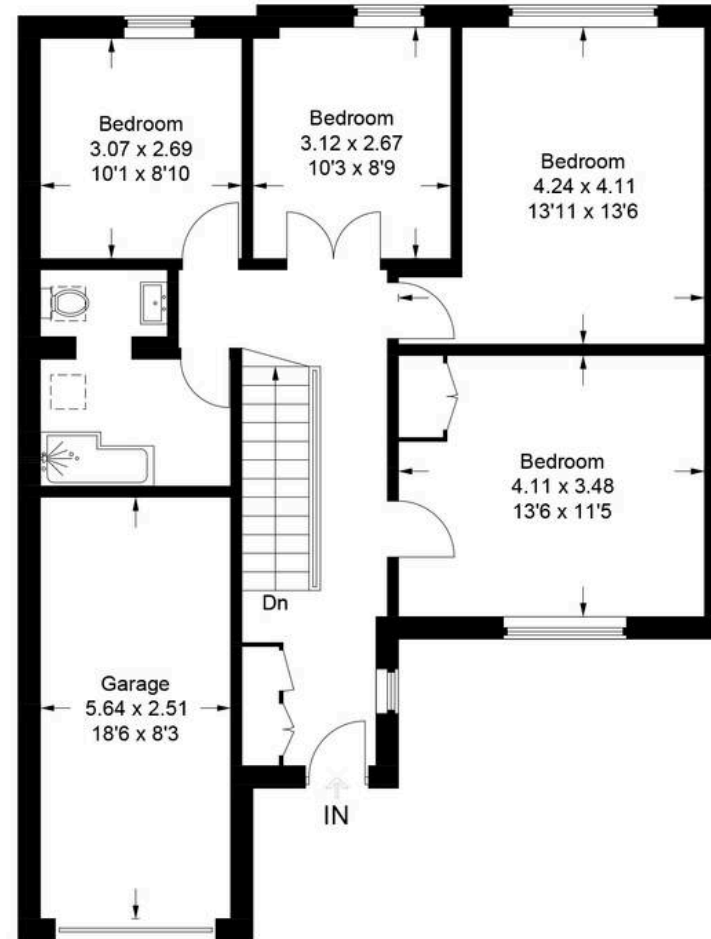


On The Hill

Approximate Gross Internal Area
Lower Ground Floor = 60.5 sq m / 651 sq ft
Ground Floor = 68.8 sq m / 740 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 143.7 sq m / 1,546 sq ft



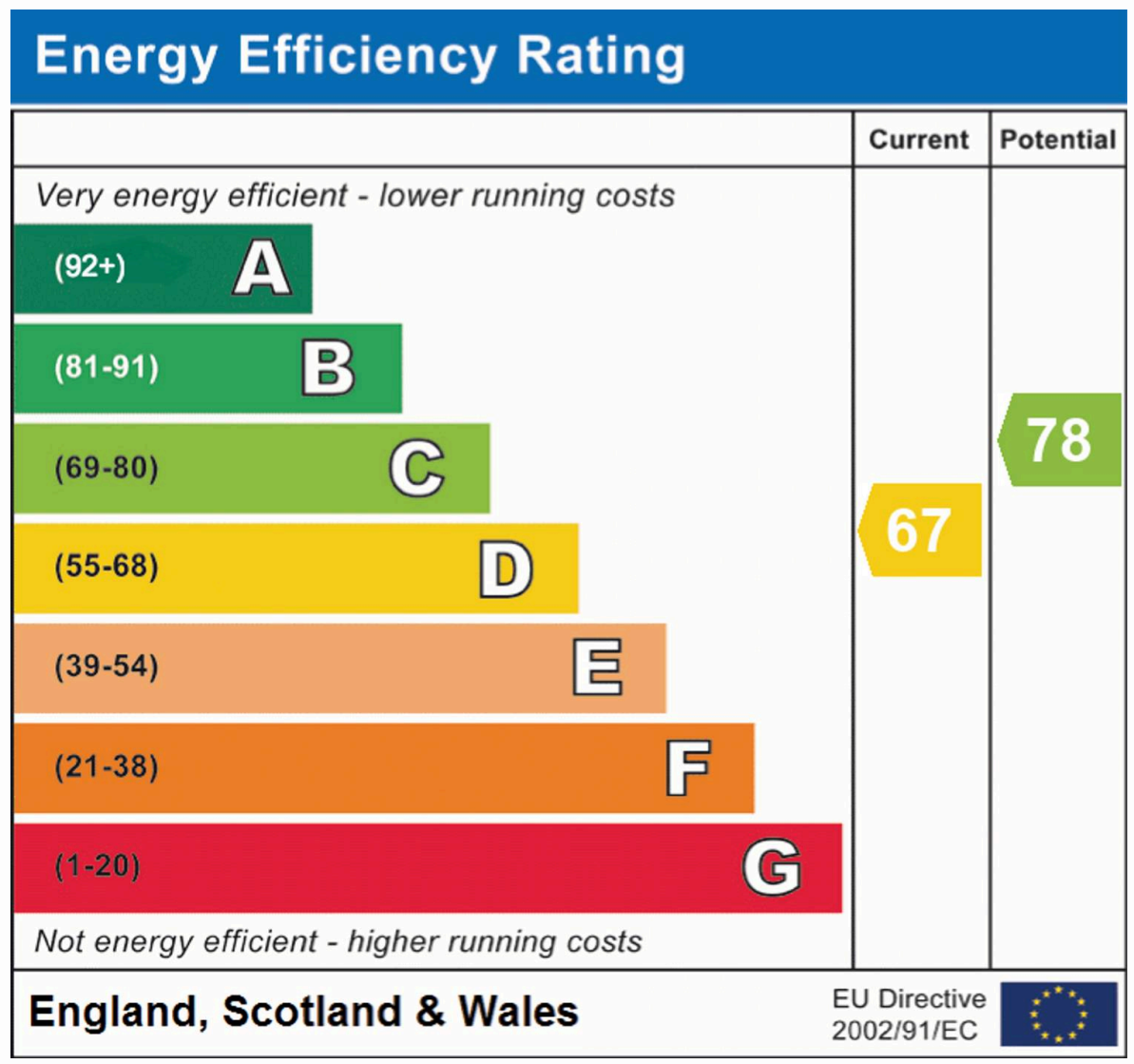
Lower Ground Floor



Ground 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.

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Churchills – Bushey

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