



169 St. Georges Drive, Watford

Fixed Price £700,000





## 169 St. Georges Drive

Watford, Watford

**FOUR BEDROOMS / TWO BATHROOMS SUBSTANTIALLY EXTENDED SEMI DETACHED BUNGALOW OFFERED TO THE MARKET WITH NO UPPER CHAIN.**

Fairfields are delighted to present this recently modernised and substantially extended four-bedroom, two-bathroom semi-detached bungalow in Carpenders Park, offering nearly 1,400 sq ft of versatile living accommodation.

Beautifully renovated throughout, this charming home provides flexible living space arranged over two floors and is ideally positioned on a popular residential road, just a short walk from Carpenders Park train station, which offers direct and reliable services to both Euston and Watford Junction.

Upon entering, you are welcomed by a spacious porch and entrance hallway leading to two well-proportioned bedrooms and a large contemporary shower room. The impressive extended lounge provides a superb 22'6 x 21'7 open-plan living and dining area—perfect for modern family living and entertaining. The adjoining, stylish kitchen features double doors, allowing it to function as a separate room if preferred.

The first floor offers an additional shower room and two further bedrooms, one of which benefits from its own private toilet.

Externally, the property boasts a large, low-maintenance private rear garden and a garage accessed via a shared driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

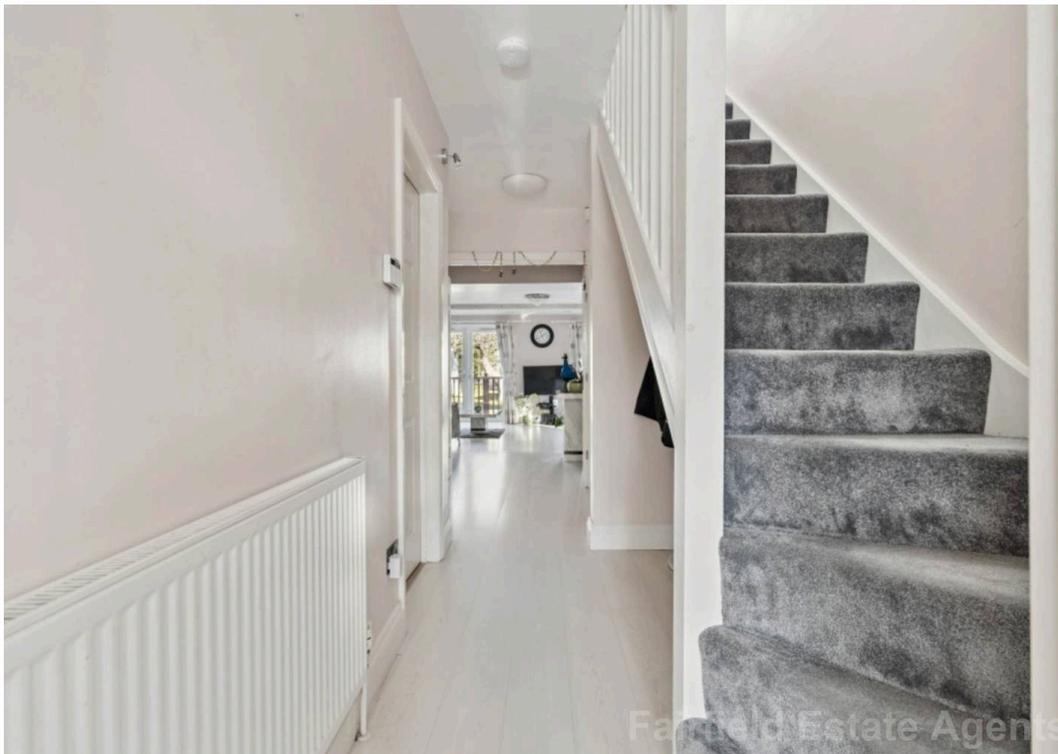




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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Approximate Gross Internal Area  
Ground Floor = 88.8 sq m / 956 sq ft  
First Floor = 39.1 sq m / 421 sq ft  
Total = 127.9 sq m / 1,377 sq ft

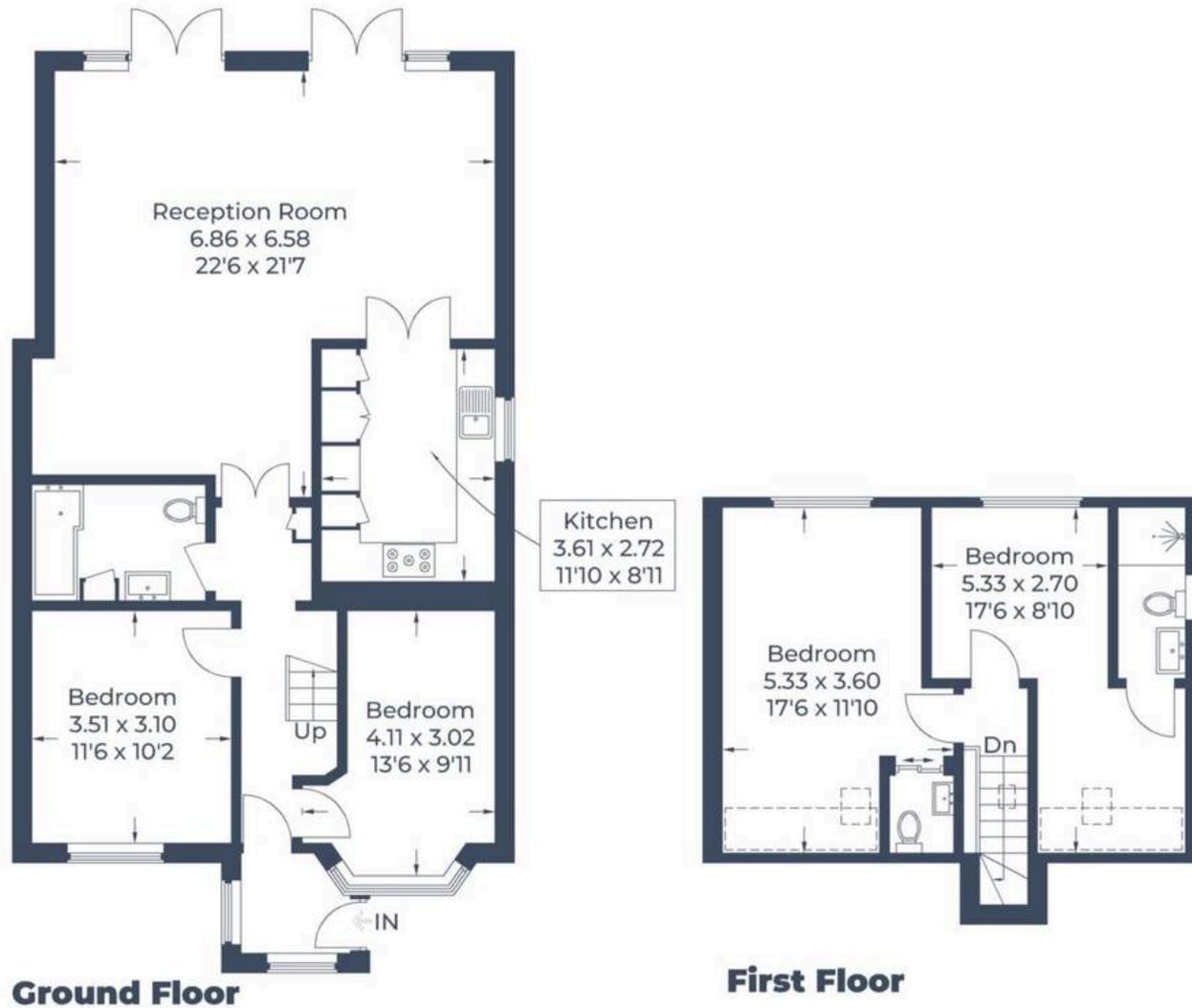


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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## Fairfield – Oxhey

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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