



90 St. Georges Drive, Carpenders Park
£695,000





90 St. Georges Drive

Carpenders Park, Watford

A RARE OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL LOFT AND REAR-EXTENDED 5 BEDROOM, 3 BATHROOM SEMI-DETACHED BUNGALOW, PRESENTED IN VERY GOOD CONDITION WHILE STILL OFFERING AMPLE POTENTIAL FOR A NEW OWNER TO ADD THEIR OWN PERSONAL TOUCH.

Offered for sale with NO UPPER CHAIN and close to all amenities, we highly recommend an early booking to avoid missing out.

Council Tax band: D

Tenure: Freehold

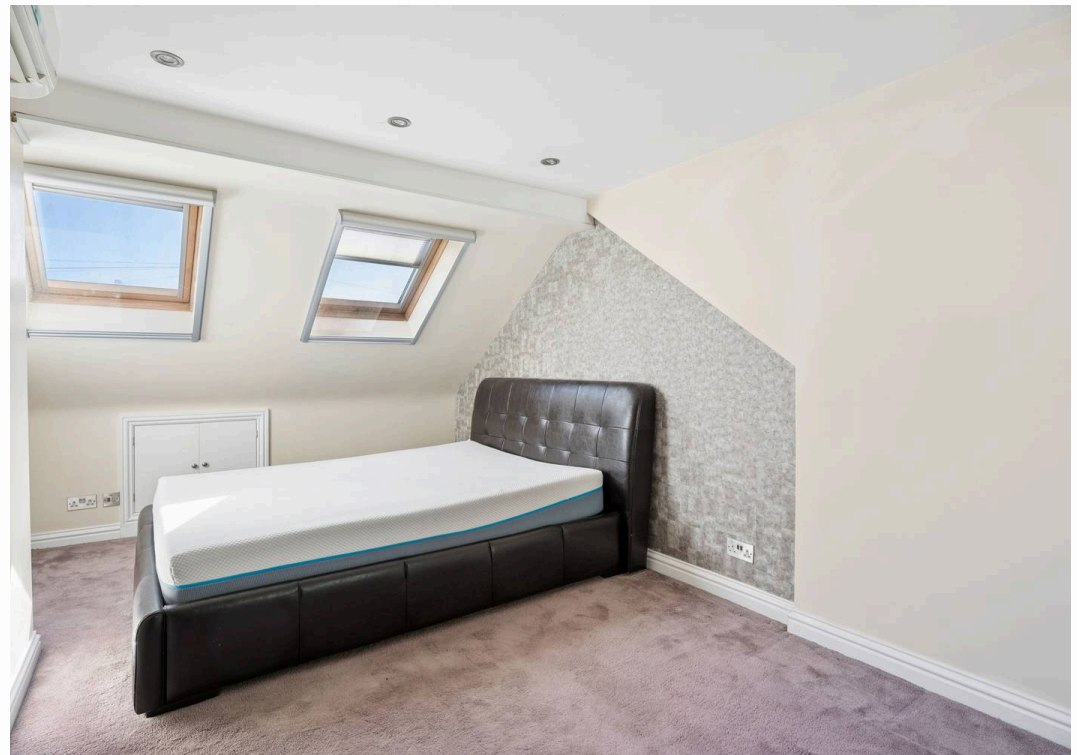
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 5 DOUBLE BEDROOMS
- LARGE OPEN PLAN LIVING/KITCHEN/DINING AREA
- NO UPPER CHAIN
- 3 MODERN BATHROOMS (1 En -Suite)
- AIR CONDITIONING
- GAS C/HEATING & DOUBLE GLAZING
- UTILITY ROOM
- SUBSTANTIAL OUTBUILDING
- OFFICE AREA
- WEST FACING STEPPED GARDEN







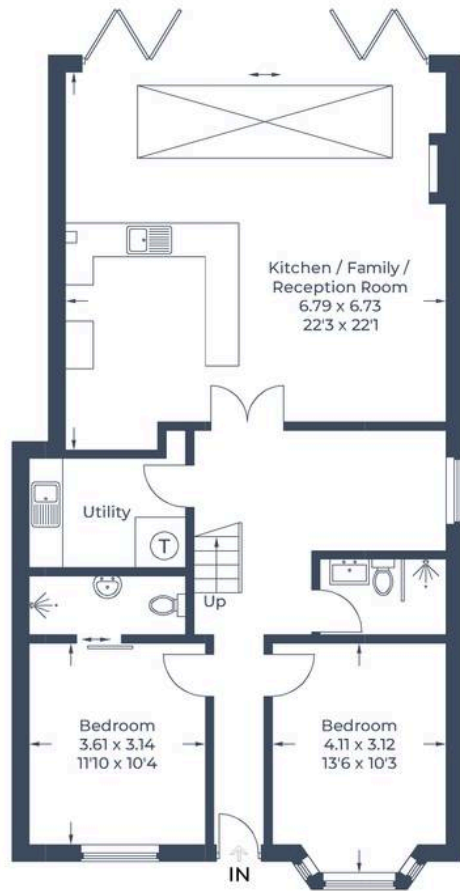




Approximate Gross Internal Area
 Ground Floor = 100.2 sq m / 1,078 sq ft
 First Floor = 61.0 sq m / 657 sq ft
 (Including Eaves)
 Outbuildings = 57.5 sq m / 619 sq ft
 Total = 218.7 sq m / 2,354 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

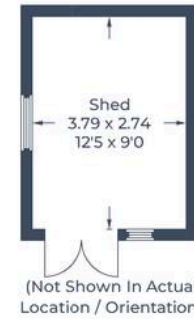


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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