



AWARDED FOR
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35 Hangar Ruding, Carpenders Park – WD19 5BH
£675,000

 Churchills Oxhey



Situated in the highly desirable and sought-after area of Carpenders Park, this well-presented 4 bedroom link-detached family home offers generous accommodation, excellent outdoor space and superb potential for future enhancement. The property opens into a welcoming entrance hall with a convenient downstairs WC, leading through to a modern kitchen/breakfast room and an impressive 27ft living/dining room—ideal for both family life and entertaining. Upstairs, there are four generously sized bedrooms, complemented by a family bathroom off the landing. Outside, the property benefits from a well-maintained two-tier garden, a detached garage with power and lighting, and a substantial driveway providing off-street parking for several vehicles.

There is also excellent potential to extend into the loft, subject to the necessary planning permissions, allowing the opportunity to further enhance and add value to this already appealing home. Located in a peaceful residential setting, the property is conveniently positioned close to Carpenders Park Station, providing excellent transport links, and close to local amenities & schools.





35 Hangar Ruding

Watford

- 4 Bedroom Link Detached Home
- 27ft Living/Dining Room
- Downstairs WC
- 4 Large Double Bedrooms
- Garage & Off Street Parking
- Close To Carpenders Park Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



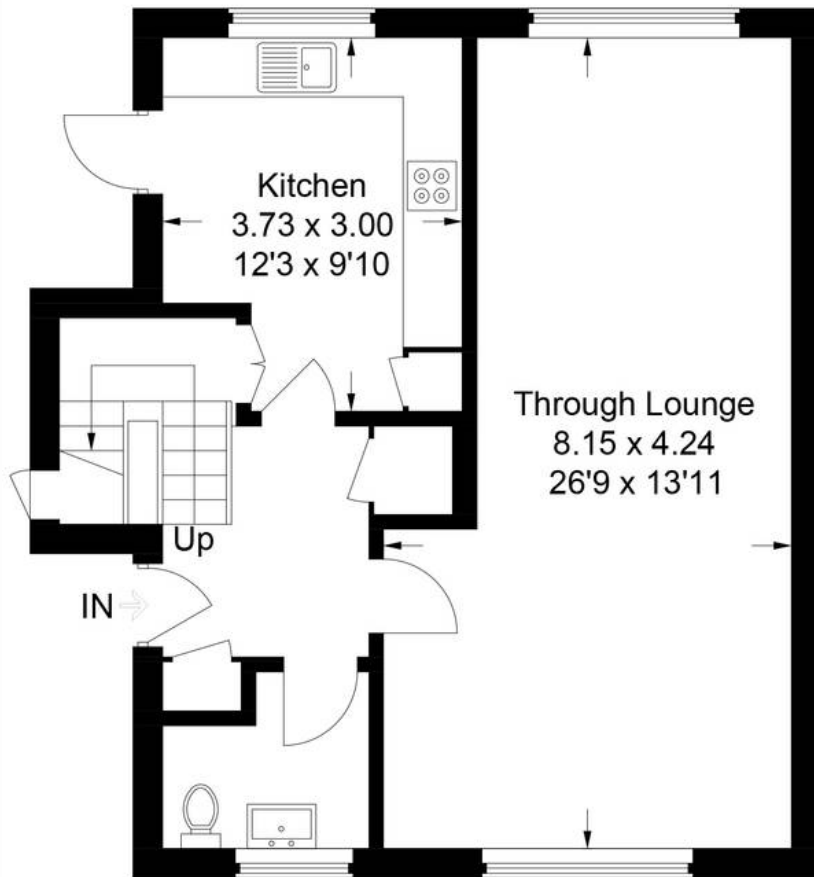




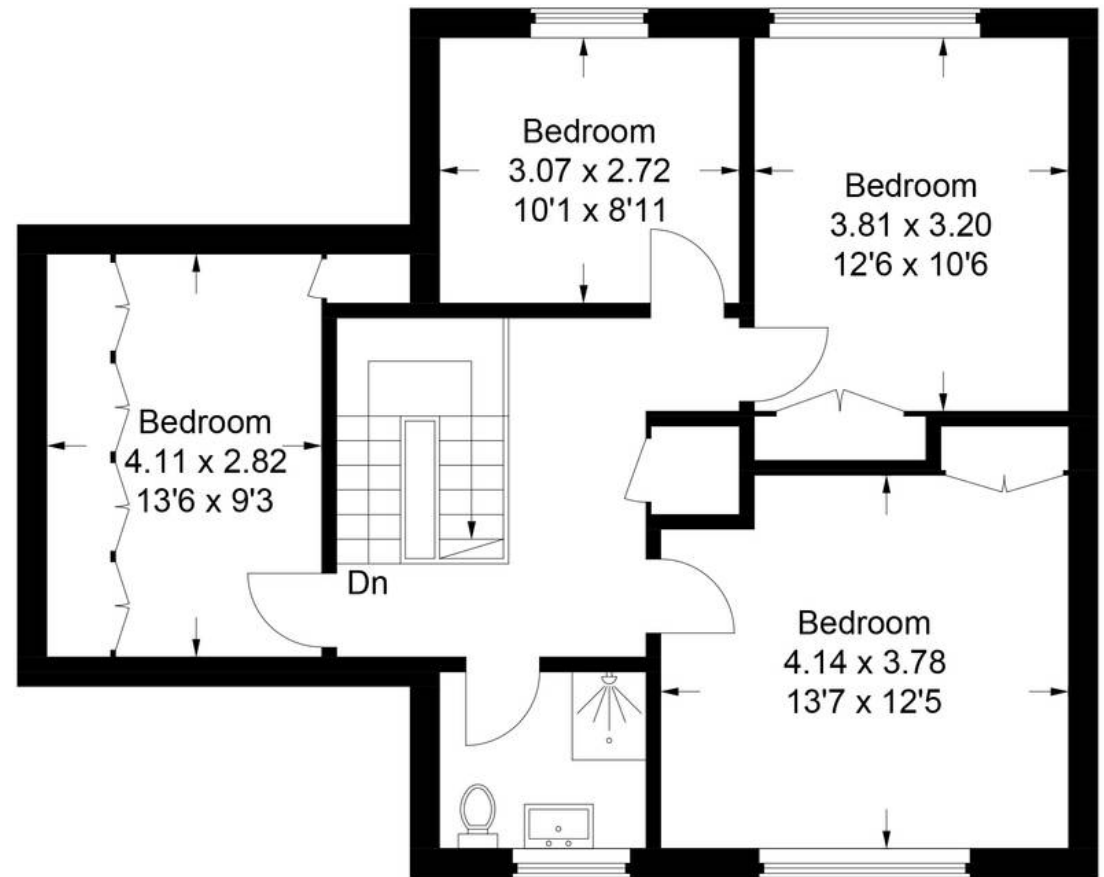


Hangar Ruding

Approximate Gross Internal Area
Ground Floor = 55.3 sq m / 595 sq ft
First Floor = 69.2 sq m / 745 sq ft
Total = 124.5 sq m / 1,340 sq ft



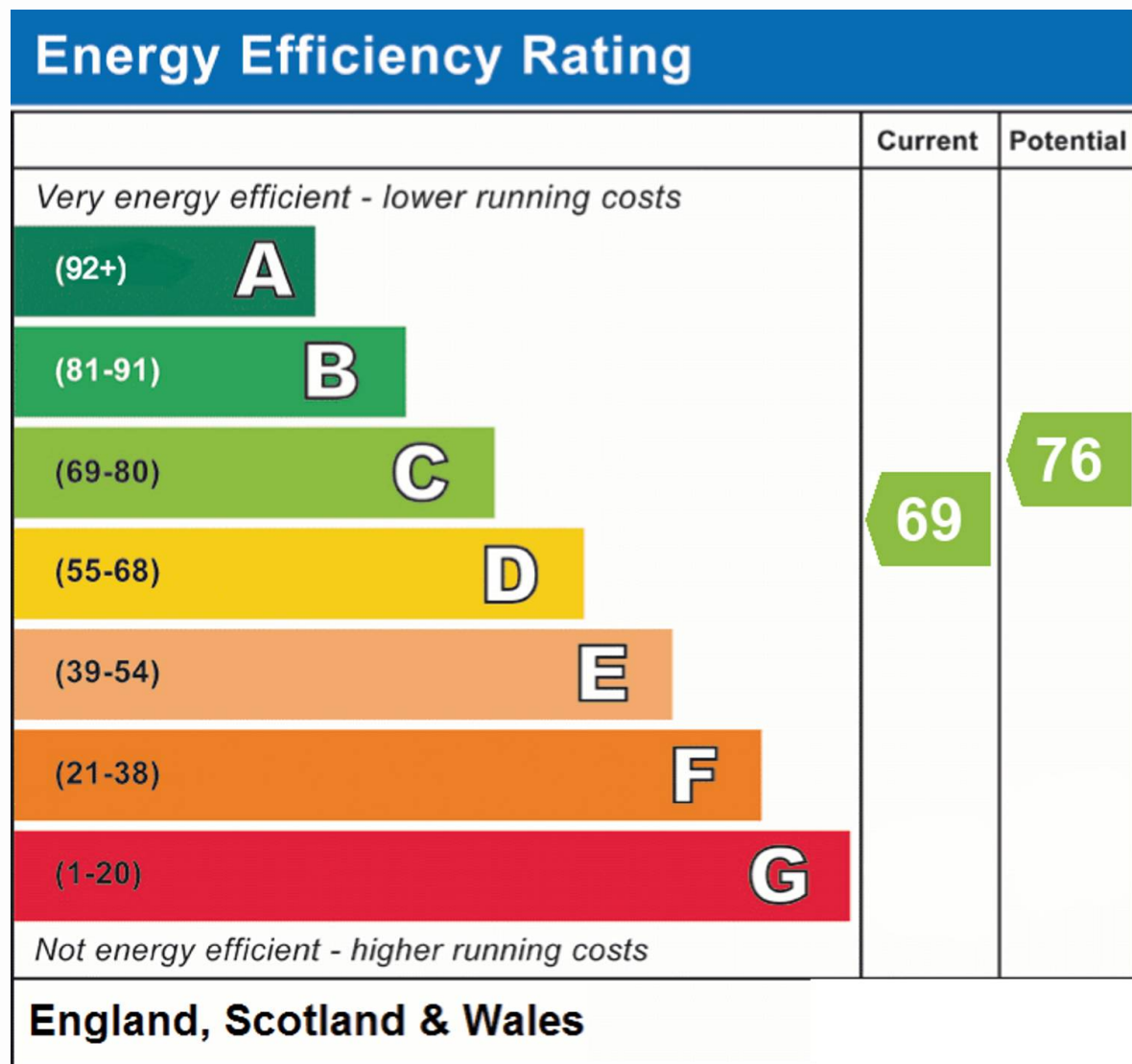
Ground Floor



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.

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Churchills – Bushey

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