

# DAVID CHARLES

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## CARPENDERS AVENUE, CARPENDERS PARK, WD19 5BS



**GUIDE PRICE....£700,000....FREEHOLD**

This competitively priced four/five bedroom detached house (1517 sq. ft/140.9 sq. m) offers character with modern conveniences including feature fireplaces, wood flooring and double glazing. It is set on a corner plot within half a mile of local shopping facilities and Carpenders Park Overground train station. Popular local schools are also within walking distance. The front gravel drive provides off street parking for three cars, while the accommodation includes three reception rooms, a modern kitchen with granite worktops, a conservatory, a study/bedroom five and a guest cloakroom. The first floor has a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside the secluded 100' rear garden has a patio, main lawn with shrub and mature tree borders and a shed. Offered with no upper chain.

**020 8866 0222**





























## COUNCIL TAX

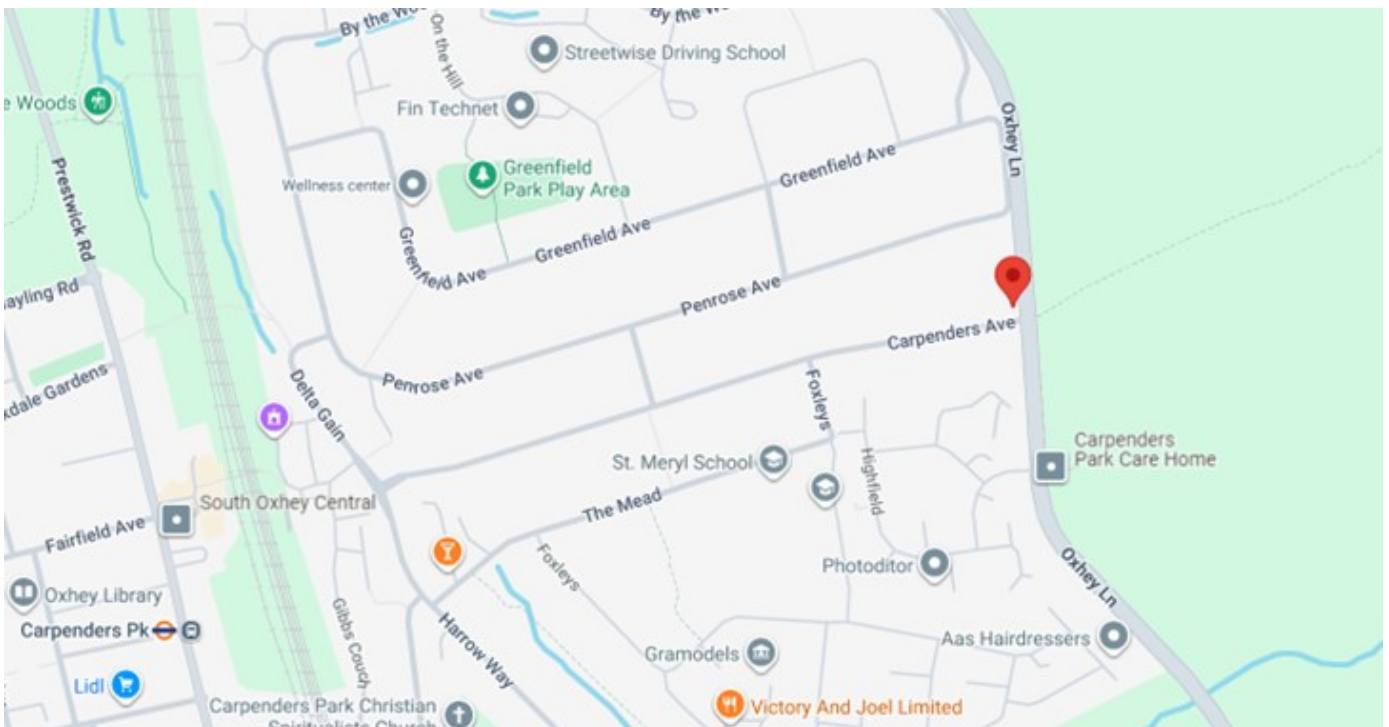
Three Rivers District Council - Band E - £2,819.02

## LOCAL SCHOOLS

St Meryl School - 0.18 Miles  
Warren Dell Primary School (Ofsted Outstanding) - 0.77 Miles  
St Margarets School - 0.75 Miles  
The Grange Academy - 1.13 Miles

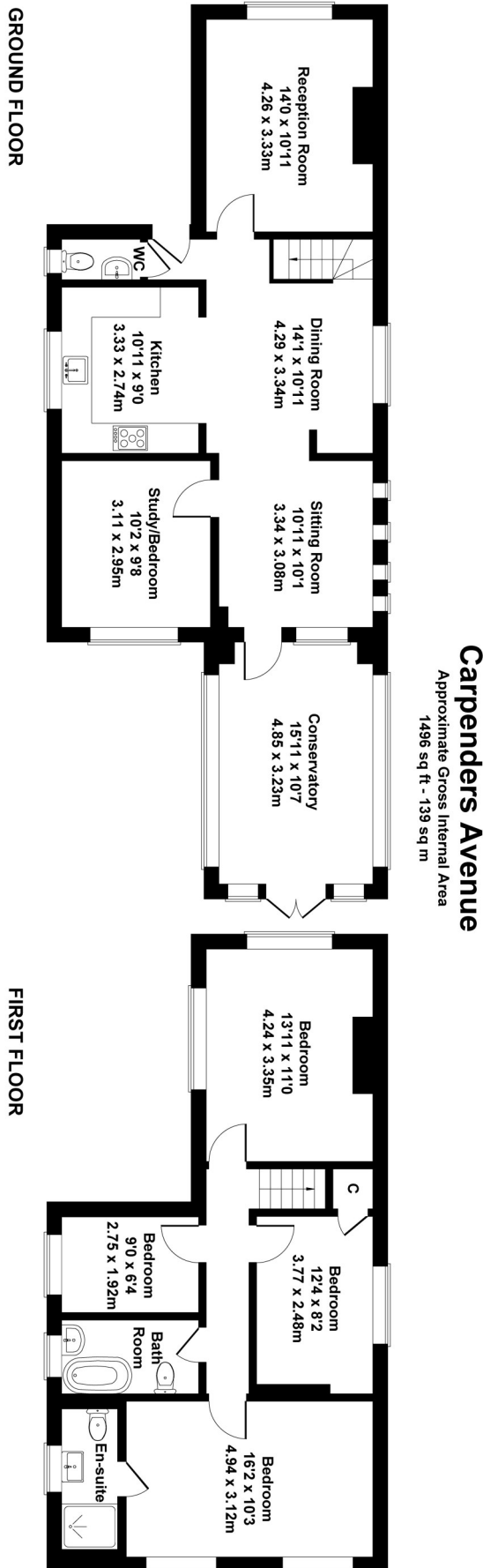
## LOCAL TRANSPORT

Carpenders Park Station (Overground) - 0.5 Miles



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>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Not to Scale. Produced by The Plan Portal 2026  
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***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*