



AWARDED FOR
MARKETING | SERVICE | RESULTS



4a, Alva Way, Carpenders Park

Guide Price £749,500





4a, Alva Way

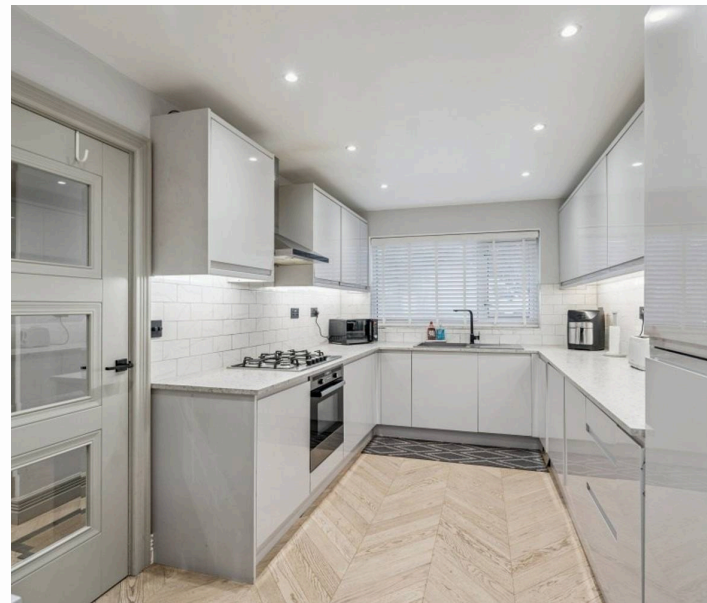
Carpenders Park, Watford

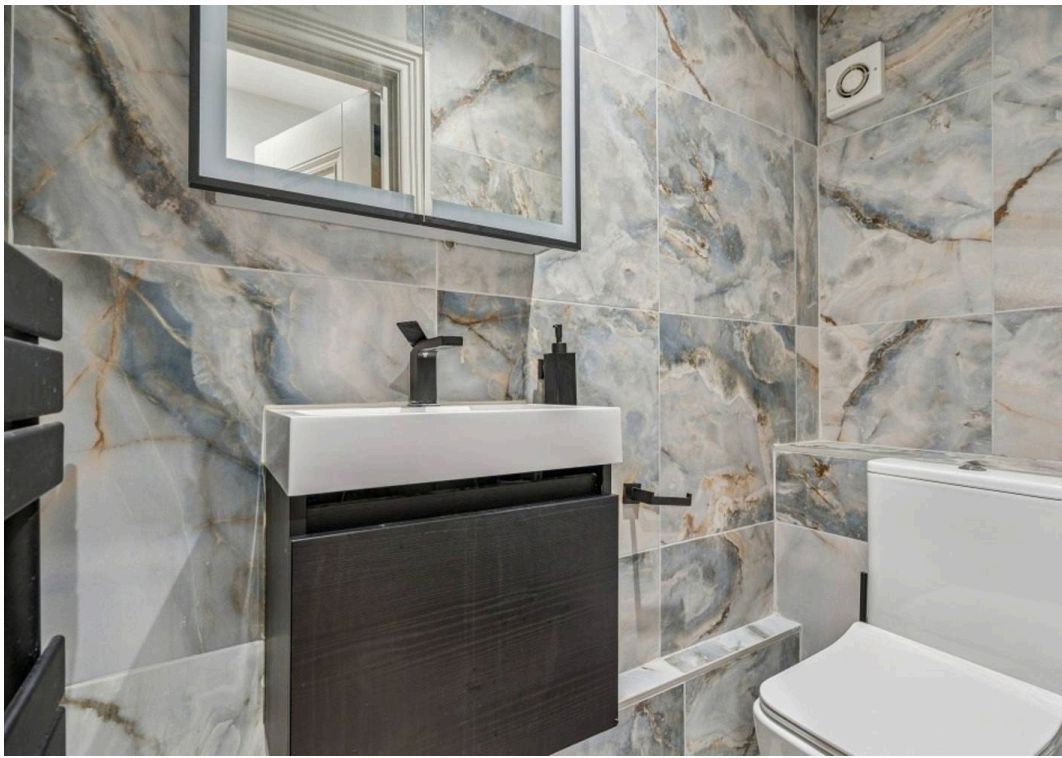
A FIVE DOUBLE BEDROOM PROPERTY LOCATED ON A POPULAR ROAD IN CARPENDERS PARK, WITHIN WALKING DISTANCE OF RELIABLE TRANSPORT LINKS TO EUSTON & WATFORD JUNCTION. Recently refurbished to an exceptional standard throughout, this impressive property offers over 2,000 sq ft of well-appointed living accommodation arranged across three floors, perfectly suited to modern family living. Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: C

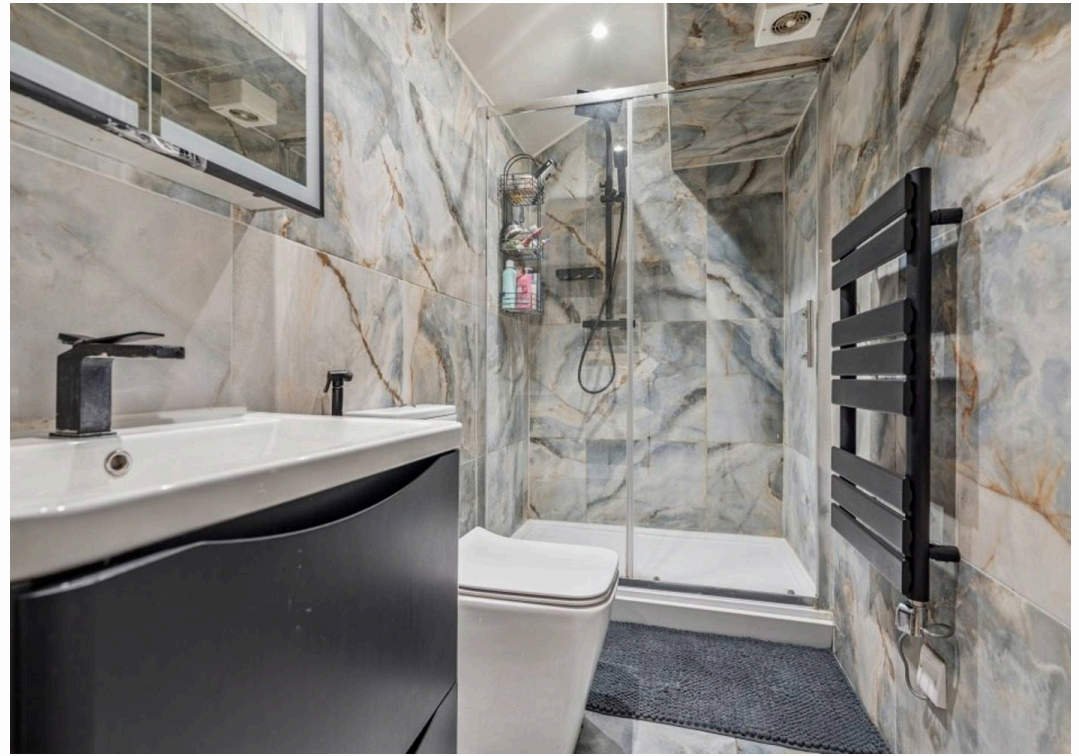
EPC Environmental Impact Rating: D

- NO UPPER CHAIN
- FIVE DOUBLE BEDROOM'S
- TWO BATHROOM'S & SEPERATE WC
- CELLAR 24'1" x 11'0"
- OVER 2,000 SQFT OF LIVING ACCOMMODATION
- MINUTES WALKING DISTANCE OF CARPENDERS PARK STATION
- RECENTLY REFURBISHED
- GARAGE CONVERSION - ADDITIONAL RECEPTION ROOM / GROUND FLOOR BEDROOM (6TH)



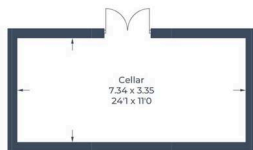






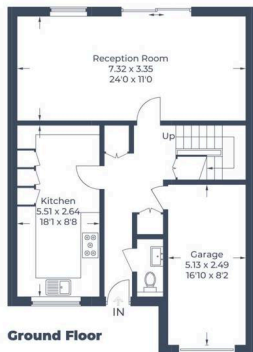


Approximate Gross Internal Area
 Cellar = 24.8 sq m / 267 sq ft
 Ground Floor = 70.5 sq m / 759 sq ft
 First Floor = 66.1 sq m / 711 sq ft
 Second Floor = 54.7 sq m / 589 sq ft
 Total = 216.1 sq m / 2,326 sq ft
 (Including Garage / Eaves)

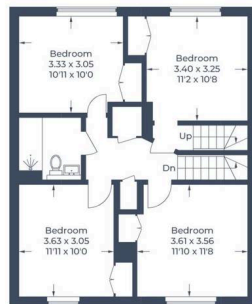


Cellar

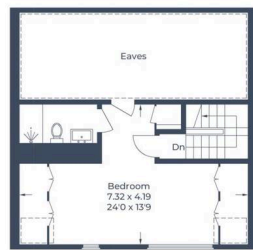
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Fairfield Estates

Energy Efficiency Rating

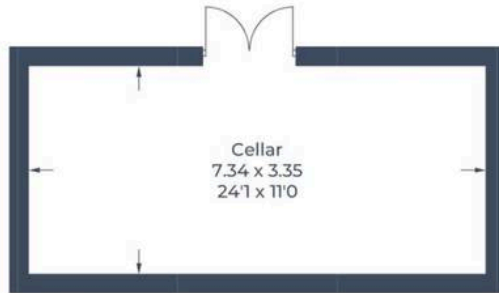
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales


EU Directive
2002/91/EC



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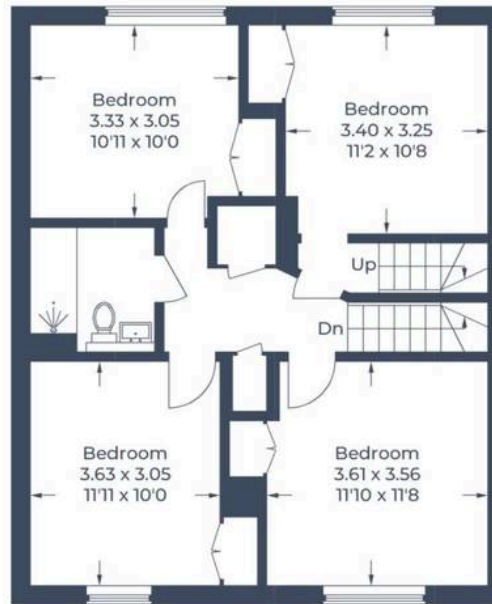


Cellar

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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





Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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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