

Alva Way

Watford • • WD19 5ED
Asking Price: £785,000



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We are pleased to offer this spacious five bedroom family home set in leafy Carpenders Park. The property has been recently refurbished throughout, where no area was untouched. Not only is the house an easy walking distance from the station which will get you to Central London in under 40 minutes, if you open the back gate you are in the woods - perfect for dog walkers and hikers alike. The west-facing, mature garden gets the sun throughout the afternoon and evening allowing you to make the most of the balcony overlooking it.

The postcode also benefits from being in the inner catchment area for the prestigious Watford Grammar Schools.

FIVE BEDROOM

TWO BATHROOM

EXCELLENT CONDITION THROUGH

NEW BATHROOMS

NEW KITCHEN

CELLAR STORAGE

CLOSE PROXIMITY TO STATION & SCHOOLS

OFF STREET PARKING

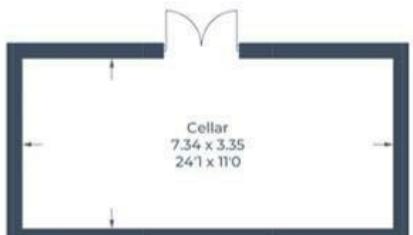
NO CHAIN

2326 SQ.FT

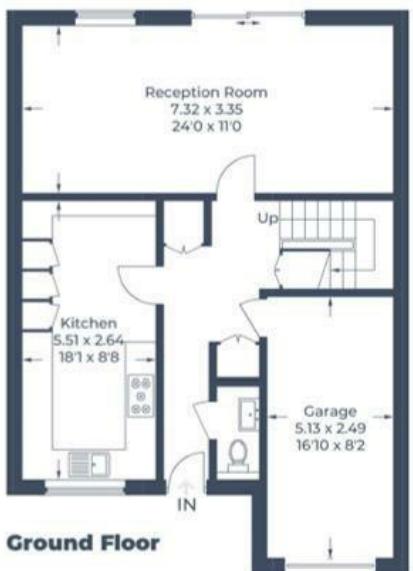
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







Cellar

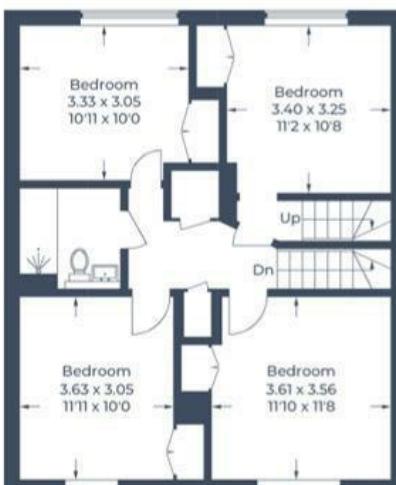


Ground Floor

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)



= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

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

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2010 A	A
2010 B	B
2010 C	C
2010 D	D
2010 E	E
2010 F	F
2010 G	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.