



A VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED BUNGALOW

St. Georges Drive, Watford, WD19 5HE

ROBSONS

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**THREE BEDROOMS • SPACIOUS
LIVING/DINING ROOM • KITCHEN •
CONSERVATORY • FAMILY BATHROOM •
UPSTAIRS W/C • PRIVATE REAR GARDEN •
GARAGE AND OUTBUILDING • DRIVEWAY
PARKING**

Description

A well-presented semi-detached bungalow offering spacious and versatile accommodation arranged over two floors, together with a driveway, garage, outbuilding and rear garden.

The ground floor comprises a welcoming entrance hall, a spacious living/dining room with ample space for both relaxing and entertaining, leading through to a modern fitted kitchen. From the kitchen, the conservatory provides additional storage/utility space with views and access out to the rear garden. There are two ground-floor bedrooms, along with a family bathroom.

The first floor provides a further double bedroom, together with a separate w/c.





To the rear is a private garden, together with a useful detached outbuilding and garage, providing excellent storage and potential for a variety of uses.

Externally, the property benefits from a driveway to the front providing off-road parking.

Location

Carpenders park benefits from direct London Overground services reaching central London in just 30 minutes with seamless connections to the Underground network, alongside swift road access to the M1 and M25 motorways. The area offers great schools including Greenfields Primary and St Meryl Schools and Watford has both the Watford Grammar School for Boys and Watford Grammar School for Girls.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: D

Energy Efficiency Rating: D

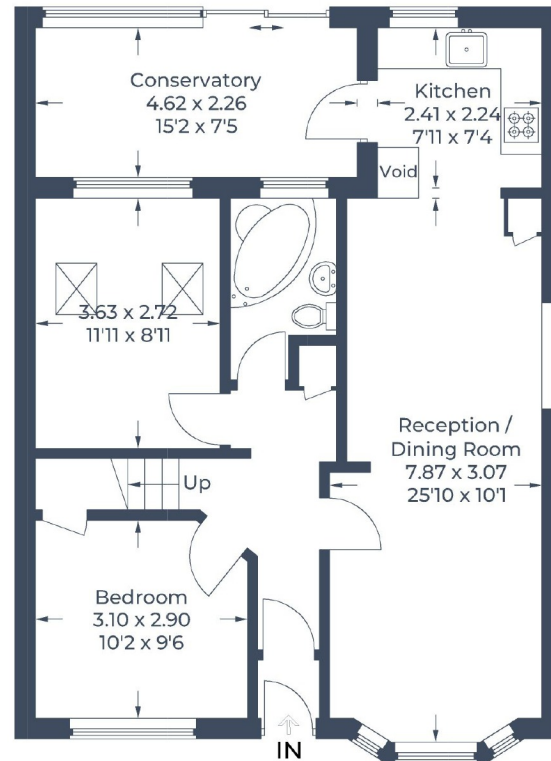
For additional information, please refer to www.robsonsworld.com or call us on: 01923 820622.



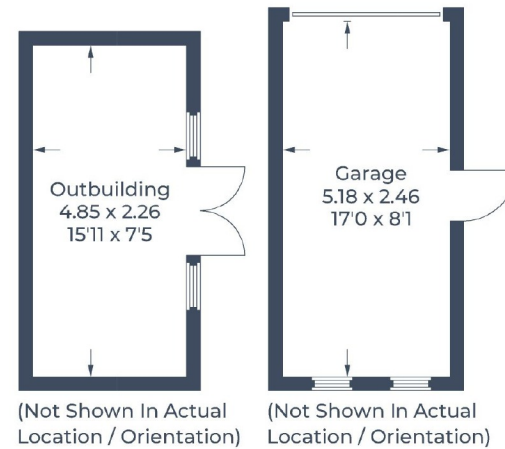
Approximate Gross Internal Area
 Ground Floor = 75.8 sq m / 816 sq ft
 First Floor = 14.8 sq m / 159 sq ft
 (Excluding Eaves)
 Garage and Outbuilding = 23.6 sq m / 254 sq ft
 Total = 114.2 sq m / 1,229 sq ft



 = 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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ROBSONS

North Approach, Moor Park, Northwood HA6 2JQ
 Tel: 01923 820622 Email: moorpark@robsonsworld.com

www.robsonsworld.com

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