



AWARDED FOR
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71 Greenfield Avenue, Watford

Guide Price £700,000



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71 Greenfield Avenue

Watford

A CHARMING DETACHED BUNGALOW WITH A BEAUTIFUL GARDEN!

This well-maintained two-bedroom detached bungalow offers comfortable and practical single-level living in a popular residential position within Carpenders Park. Having been well cared for over the years, the property provides generous accommodation throughout, with a particularly impressive extended lounge/diner to the rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- TWO BATHROOMS (ONE EN-SUITE)
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY
- LARGE REAR GARDEN
- FANTASTIC LOCATION
- COUNCIL TAX BAND 'E'









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 105.4 sq m / 1,134 sq ft



Ground Floor

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

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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