



**Gibbs Couch**

*Carpenders Park, Watford, WD19*

**binks**  
estate agent

# {The Particulars

Gibbs Couch  
*Carpenders Park, Watford, WD19*

**Guide Price: £275,000**  
Leasehold

 **2 Bedrooms**  
 **1 Bathrooms**  
 **1 Receptions**

## Features

- First floor flat
- Two double bedrooms
- Living room
- Fitted kitchen
- Bathroom
- Gas Central heating and double glazing
- Garage
- Close to local amenities
- Chain Free
- EPC: D

**Binks Estate Agents**  
Rickmansworth Road  
Chorleywood, WD3 5SE  
01923 282244  
sales@binksweb.com  
www.binksweb.com

## The Property

Two double bedroom first floor flat in a cul-de-sac location.

The property has a bright and spacious living room with a useful coat's cupboard and doors to the kitchen and inner hallway. The kitchen has a range of matching wall and base units, built-in appliances including Neff electric oven, Neff Induction hob and extractor and a breakfast area.

Inner hallway with airing cupboard and a cupboard with Vaillant gas combination boiler. Two double bedrooms both with built-in double wardrobes. The family bathroom is part tiled with a wash hand basin, WC, and bath with overhead electric shower.

Externally the flat has its own garage in a block, an understairs, shared, lockable storage cupboard.

The property is located within easy walking distance of Carpenders Park Station which offers direct access to London Euston, there are also local shops within very easy reach.

## Location

Carpenders Park, a suburb of Watford between South Oxhey and Northwood, is in the Three Rivers District of Hertfordshire. Its name comes from an old mansion house and estate known as Carpenders which is no longer in existence.

There are rail links on the London Overground Service (Zone 7) from Carpenders Park station into Euston, and journey times are approximately 44 minutes. Carpenders Park has a selection of shops including a Co-op and there is a nearby gym and swimming pool in South Oxhey.

Watford town centre is a short drive away and has the established Atria Shopping Centre and a wide selection of restaurants and leisure facilities.

## Costs and Tenure

Leasehold: 125 years from 2002  
Service Charge: £1,340.02 pa  
Ground rent: £50 pa  
Council Tax: Three Rivers District Council – Band C - £2,029.77 (for the period 2025-2026)

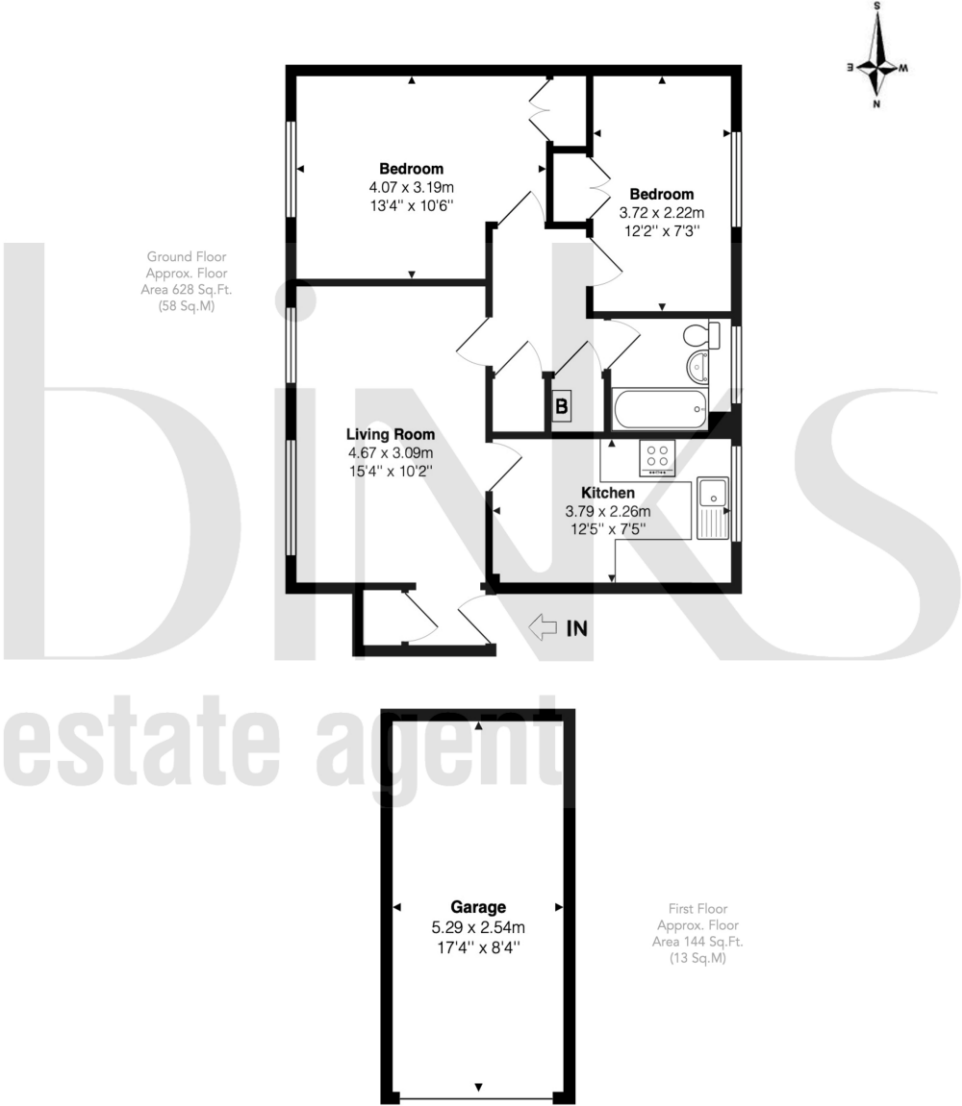
## Disclosure

**In accordance with the Estate Agency Act 1979 Section 21, and for full disclosure, any potential purchaser(s) should be informed that an employee of Binks (Sales and Lettings) Limited has a related interest with this property. Further detail is available upon request.**

{ First floor flat situated in a convenient location close to the local amenities in Carpenders Park. This two double bedroom bright and airy property has a living room, kitchen and bathroom, communal gardens and a garage. **Offered to market chain free.**

Gibbs Couch, Watford, Hertfordshire, WD19 5EQ

Approx. Gross Internal Area  
72 Sq M – 772 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

