



The Mead

Carpenders Park, Watford, WD19

binks
estate agent

{The Particulars

The Mead
Carpenders Park, Watford, WD19

Guide Price: £595,000
Freehold

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

Features

- Semi-detached bungalow
- Immaculate presentation
- Two bedrooms
- Open plan living accommodation
- Fitted kitchen
- Family shower room
- Driveway parking and garage
- Rear garden
- Close to local amenities
- EPC: D

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The Property

Semi-detached bungalow situated in a popular residential location in the heart of Carpenders Park.

The property has versatile living accommodation, thoughtfully designed and meticulously maintained by the current owner.

Spacious entrance porch and entrance hallway with useful storage cupboards. The modern fitted kitchen has a range of matching white wall and base units, appliances, granite worktops, breakfast bar and underfloor heating, open plan to reception areas which have double doors to the garden.

There are two comfortable sized bedrooms, bedroom one to the front has a range of fitted wardrobes and bedroom two to the rear has a door to the garden.

The family shower room has been beautifully renovated and has a corner sink with built-in cabinetry, large shower cubicle, WC and heated towel rail.

Externally the rear garden is low maintenance with patio areas, storage room, summerhouse and gated side access. To the front of the property there is parking for multiple vehicles and a shared driveway to the garage.

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

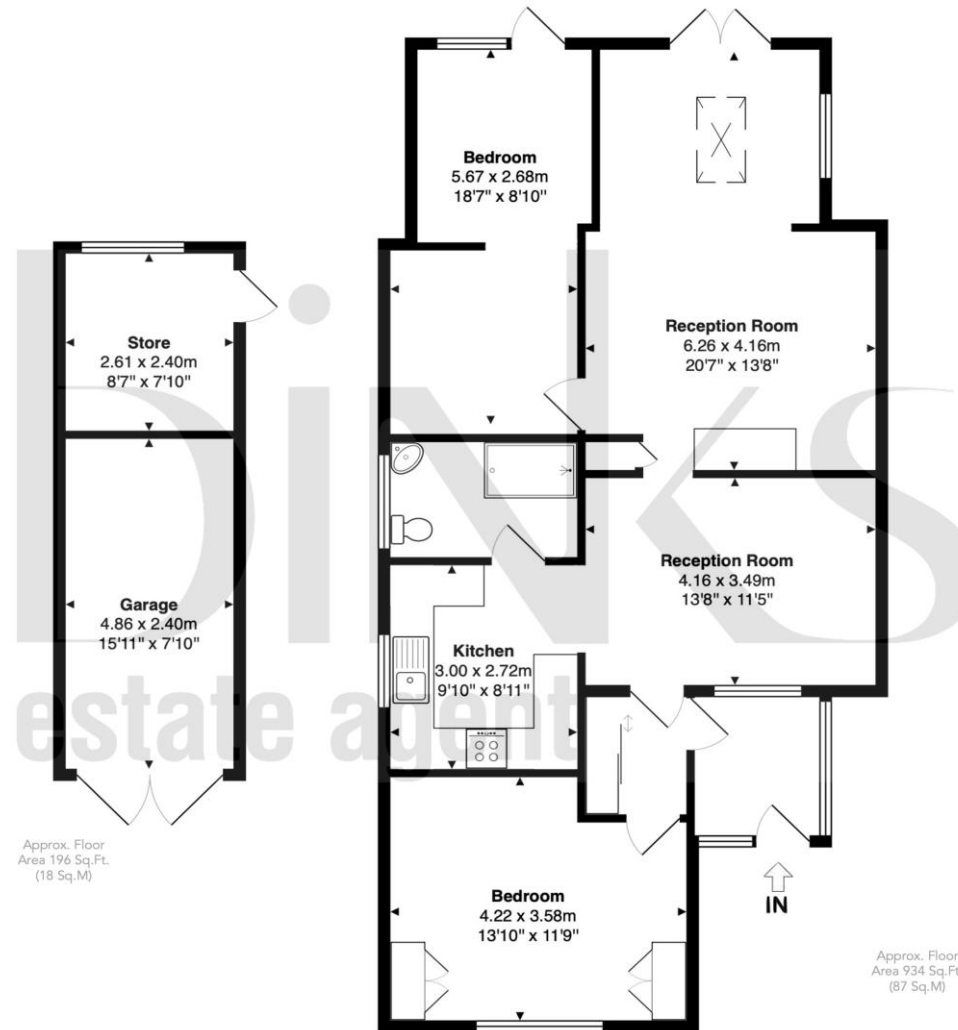
Council Tax: Three Rivers District Council – Band E - £2,790.93 (For the period 2025-2026)

{ Beautifully presented two-bedroom semi-detached bungalow in a quiet residential area. The property has open plan versatile accommodation, low maintenance rear garden, off street parking for several vehicles and a garage. Situated close to local amenities and Carpenders Park Station.

The Mead, Watford, Hertfordshire, WD19 5BU

Approx. Gross Internal Area

105 Sq M – 1130 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.

