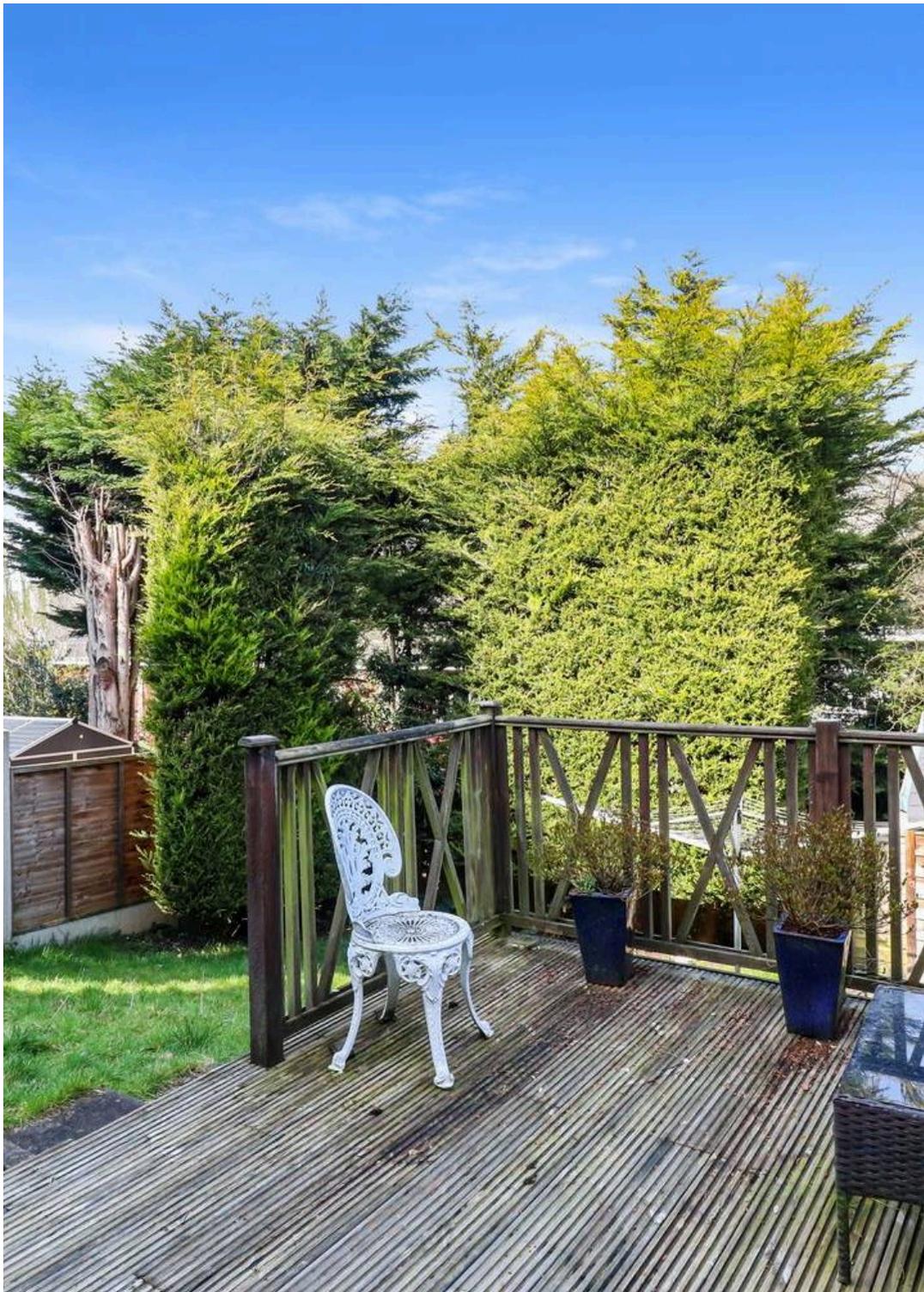




On The Hill, Carpenders Park, Watford  
£600,000

proffitt  
& holt





## On The Hill

Carpenders Park, Watford

Proffitt & Holt are delighted to bring to the market this well-presented and versatile four-bedroom home, offering generous living space across multiple levels. Ideally located in a sought-after residential area, this property boasts a range of features perfect for modern family living.

Upon entering, you are welcomed by a spacious hallway leading to a bright and airy lounge/dining room, which provides an excellent space for relaxation and entertaining. The well-equipped kitchen is conveniently positioned at the rear, offering easy access to the private garden. A ground-floor bedroom adds flexibility, ideal for guests or a home office. A family bathroom, with separate bath and shower, completes the ground floor accommodation.

On the lower ground floor, three further bedrooms are accompanied by ample storage. The property also benefits from a substantial void/storage space under the stairs, which presents exciting potential for conversion—some neighbouring properties have transformed this area into additional rooms, including a cinema room.

Externally, the home features a private rear garden, an integrated garage, and driveway parking. With excellent local amenities, transport links, and schools nearby, this home is a must-see for those seeking space and versatility in a prime location.

To arrange a viewing, contact Proffitt & Holt today.





## On The Hill

### Carpenders Park, Watford

Carpenders Park is a much sought-after location with a selection of convenient shops, schools and facilities whilst being conveniently located for both Carpenders Park and Bushey train stations which are serviced by a mainline to London, Euston. For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network and airports. There is a good choice of primary and secondary schools plus the Aldenham Golf Course all of which are within easy reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Deceptively Large House
- Four Bedrooms
- Ample Storage
- Private Rear Garden
- Driveway Parking
- Integrated Garage





**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

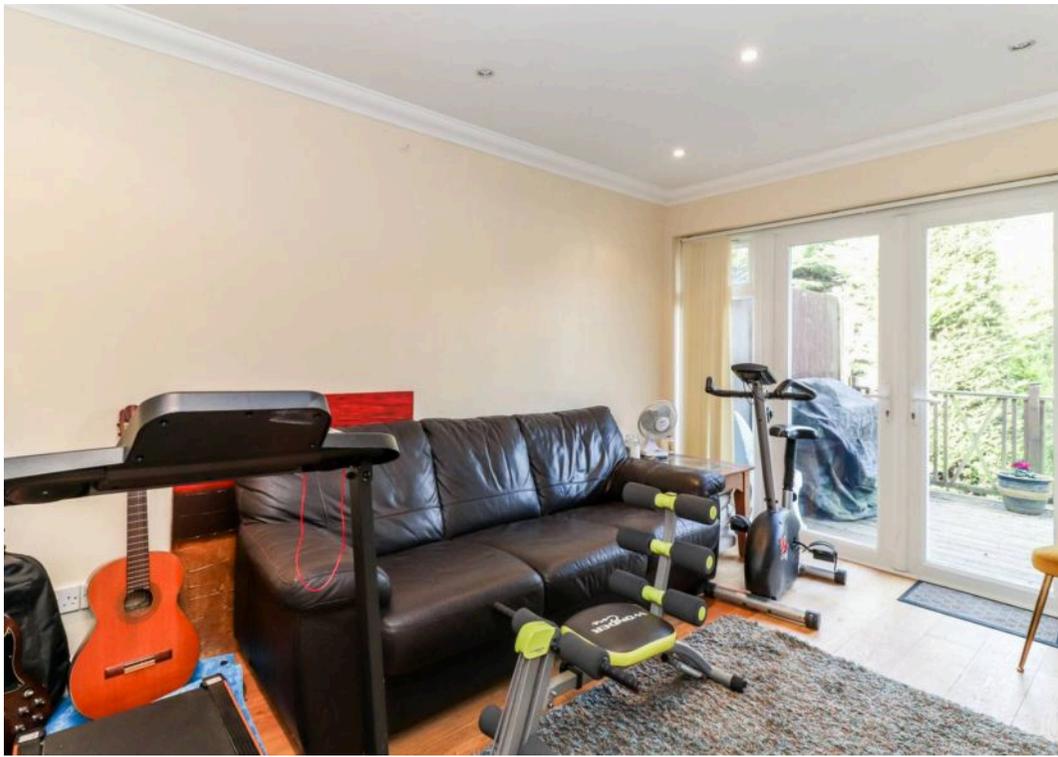
### **Services**

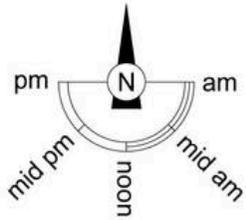
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

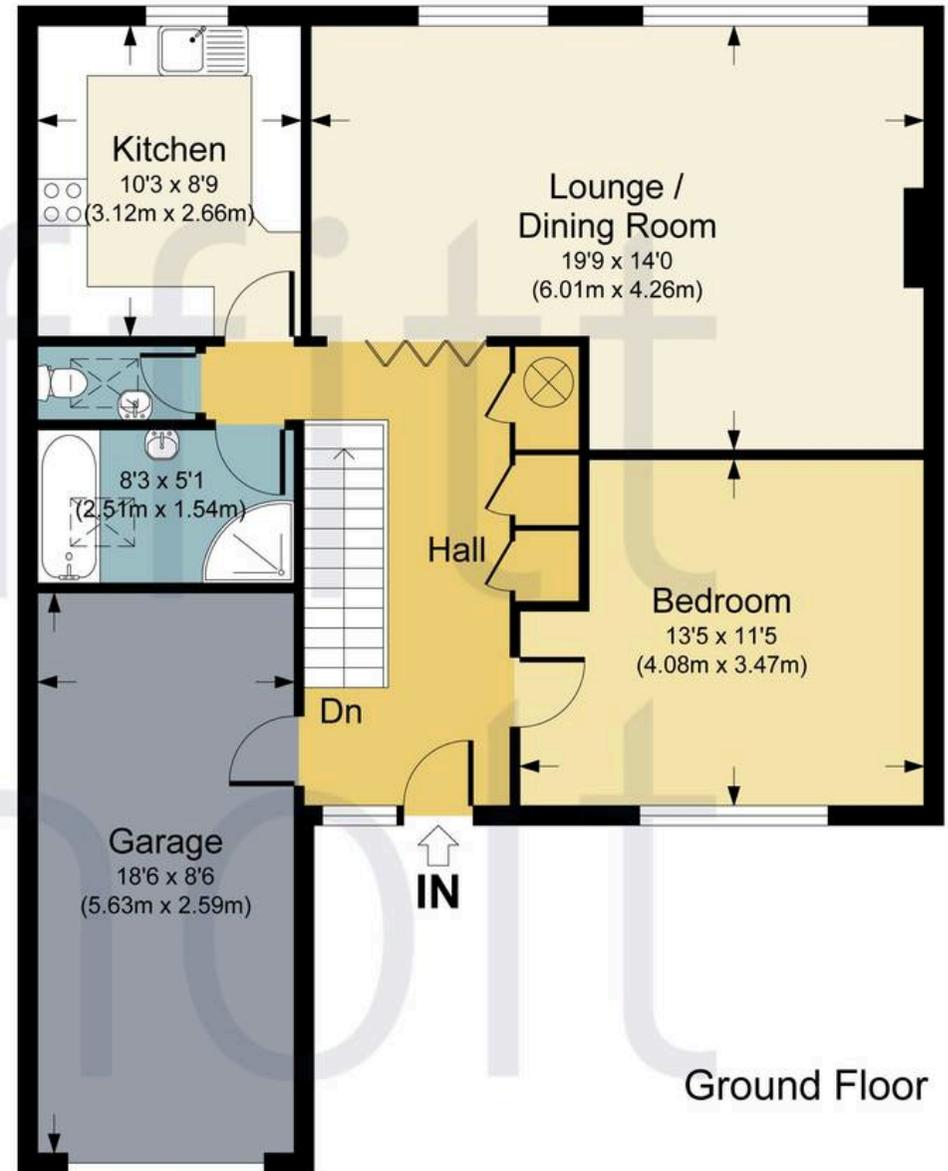
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Lower Ground Floor



Ground Floor

ON THE HILL, WD19

APPROX. GROSS INTERNAL FLOOR AREA 1269.92 SQ FT / 117.98 SQ M. INC. GARAGE

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## Proffitt & Holt – Watford

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