

74 Carpenders Avenue, Carpenders Park, WD19 5BP



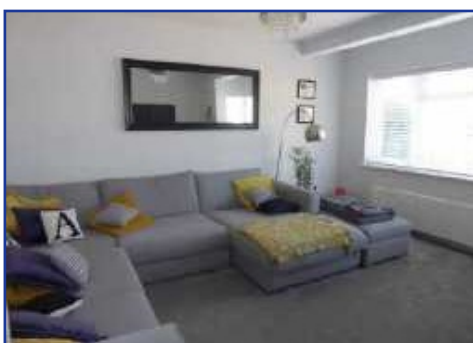
£530,000
Freehold

- Entrance hall
- Lounge, dining room
- Kitchen/breakfast room
- Shower room + Utility room
- Three bedrooms
- Family bathroom
- Gardens
- Parking

AN EXCELLENT EXTENDED SEMI DETACHED FAMILY HOME OFFERED IN EXCELLENT DECORATIVE ORDER having undergone refurbishment and modernisation by the current vendors. Accommodation comprises: ENTRANCE HALL, SHOWER ROOM, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, THREE BEDROOMS AND FAMILY BATHROOM. The rear garden has the benefit of a large composite decked area with two large storage sheds and steps down to a lawned area. Driveway to the side and block paved driveway providing OFF STREET PARKING FOR SEVERAL VEHICLES. Situated in a residential location with easy access to local shops, schools and amenities and Carpenders Park Station (Euston Line). Internal viewing recommended.

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, understairs storage cupboard, wood laminate flooring, double glazed frosted window to side.



DINING ROOM

13'0" x 10'0"

(3.96m x 3.05m)

Wood laminate flooring, opening to kitchen/breakfast room.



SHOWER ROOM

Comprising shower cubicle, low level w.c., wash hand basin with vanity unit below, all walls tiled, tiled floor, towel rail radiator, extractor fan.



KITCHEN/BREAKFAST ROOM

16'8" x 16'0"

(5.08m x 4.88m)

Comprising enamel sink unit, extensive range of wall and base units, wooden worktop surfaces, integrated dishwasher, space for fridge/freezer. Island unit incorporating five ring stainless steel gas hob with extractor hood over, stainless steel bowl with hot water, storage below and breakfast bar area, stainless steel ovens within housing, electric velux windows, double glazed windows to the rear, double glazed bi fold doors to garden, door to utility room.

KITCHEN/BREAKFAST VIEW



LOUNGE

15'5" x 12'8"

(4.70m x 3.86m)

Wood laminate flooring, inset spotlights, double glazed bay window to front.

UTILITY ROOM

6'10" x 5'8"

(2.08m x 1.73m)

Comprising stainless steel sink unit, spaces for washing machine and tumble drier, inset spotlights, wood laminate flooring, double glazed frosted window to side.

FIRST FLOOR

Landing, access to loft space, double glazed frosted window to side.

BEDROOM ONE

15'0" x 11'0"

(4.57m x 3.35m)

Full range of wardrobes, double glazed bay window to front.



BATHROOM

White suite comprising ceramic tiled panelled bath, wash hand basin with vanity unit below, low level w.c., with concealed cistern, towel rail radiator, inset spotlights, tiled floor, double glazed frosted window to rear.



BEDROOM TWO

13'0" x 10'6"

(3.96m x 3.20m)

Double glazed window to rear.

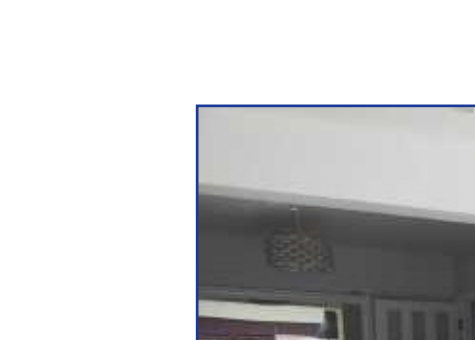


BEDROOM THREE

10'6" x 6'6"

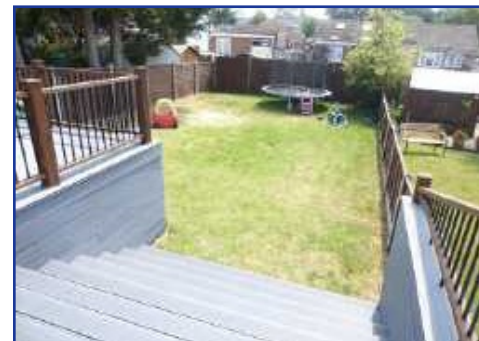
(3.20m x 1.98m)

Built in wardrobe, double glazed window to front.



OUTSIDE

Rear garden extends to approx 100 ft, extensive composite decked area, with storage space below, steps down to a lawned area, two large storage sheds, side access to front, outside water tap and lighting. Front: Block paved driveway providing off street parking for several vehicles.



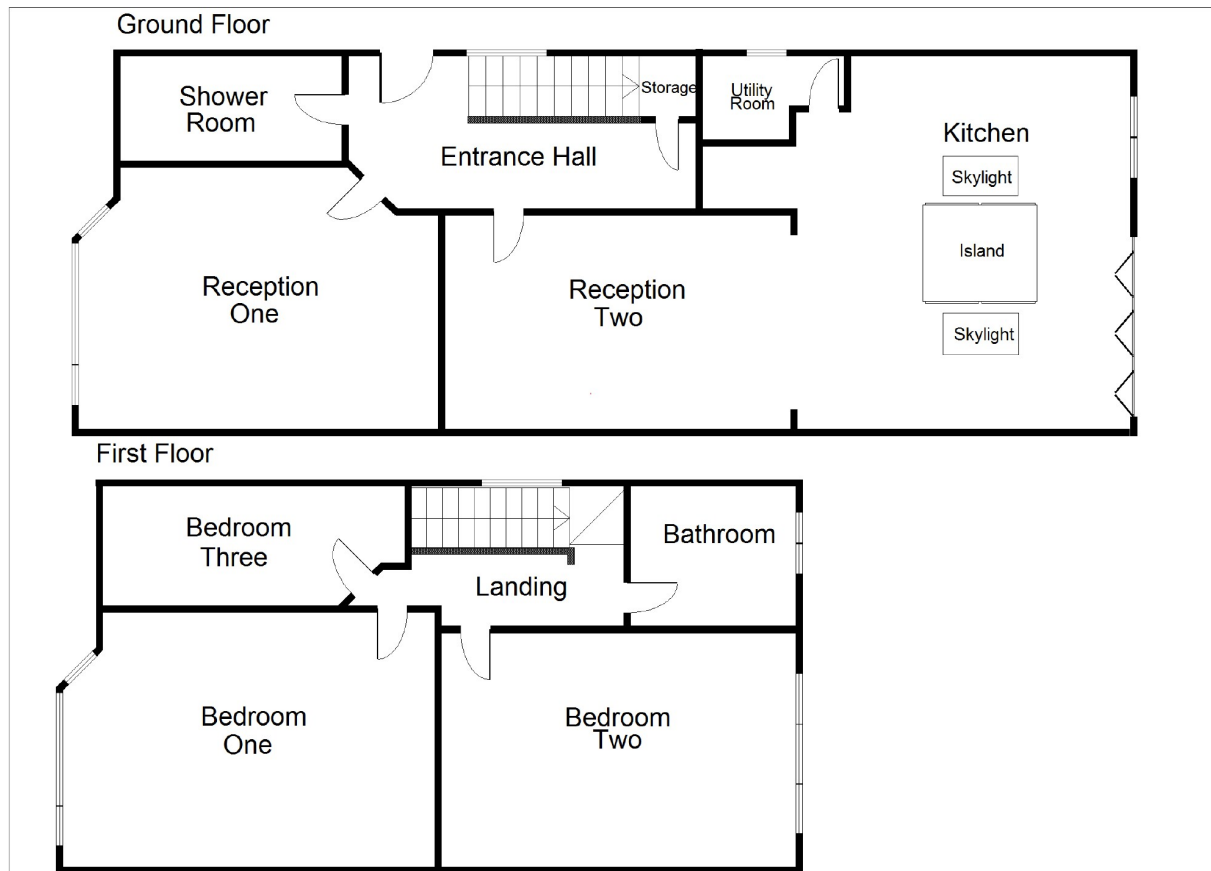
OUTSIDE



ENERGY EFFICIENCY RATING

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FLOOR PLAN
Floor plans are for purchasers general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.
Property Misrepresentation Act 1991
Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have 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 should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.
Money Laundering Act 2003.
Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.