



54 By The Wood, Carpenders Park, WD19 5AF

£640,000 Freehold



- Entrance hall, cloakroom
- Kitchen/breakfast room
- Family bathroom
- Gardens

- Lounge, dining room
- Three double bedrooms
- Gas central heating, double glazing
- Garage, off street parking

A LINK DETACHED FAMILY HOUSE IN EXCELLENT DECORATIVE ORDER THROUGHOUT WITH SPACIOUS ACCOMMODATION COMPRISING, ENTRANCE HALL, CLOAKROOM, KITCHEN/BREAKFAST ROOM, LOUNGE, DINING ROOM, STUDY AREA, THREE DOUBLE BEDROOMS AND FAMILY BATHROOM. Together with gas central heating, double glazing, gardens, garage and off street parking. Situated in a residential location within a short walk of Carpenders Park Station (Euston Line), local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL

Double glazed entrance door, stairs to first floor, understairs storage cupboard, built in storage cupboard, laminate flooring.

CLOAKROOM

Low level w.c., wall mounted wash hand basin with vanity unit below, towel rail radiator, laminate flooring, double glazed frosted window to front.

KITCHEN/BREAKFAST ROOM

14'11" x 9'6"



Range of wall and base units, inset butler sink unit, four ring electric hob, extractor hood, oven below, integrated dishwasher. fridge and freezer, washing machine, wall mounted gas boiler concealed within cupboard, breakfast bar incorporating storage space, inset spotlights, double glazed window to front, door to dining room.

KITCHEN VIEW

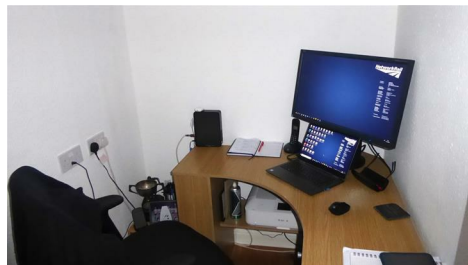


DINING ROOM

14'2" x 11'7"

Inset spotlights, uplighters, door to study area. opening to lounge.

STUDY AREA



Laminate flooring.

LOUNGE

12'2" 10'0"



Inset spotlights, laminate flooring, uplighters, double glazed french doors to garden.

LOUNGE VIEW



LOUNGE VIEW 2



FIRST FLOOR

Landing, built in storage cupboard.

BEDROOM ONE

12'7" to robes x 11'7"



Range of wardrobes and additional built in double wardrobe, wall light points, double glazed window overlooking garden.

BEDROOM TWO

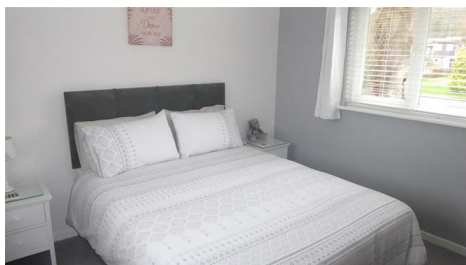
9'3" to robes x 9'1"



Built in wardrobes, laminate flooring, double glazed window to front.

BEDROOM THREE

10'9" x 10'5"



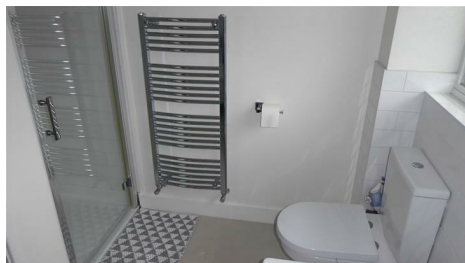
Double aspect with double glazed windows to front and rear.

BATHROOM



Ceramic tiled panelled bath, wash hand basin with vanity unit, low level w.c., shower cubicle, tiled floor and part tiled walls, towel rail radiator, extractor fan, double glazed frosted window to front.

BATHROOM VIEW



OUTSIDE



Rear garden extends to approx 60ft, paved patio area, lawn, flower borders, garden pond, garden shed. Front: lawn, own drive providing off street parking for several cars and access to garage.

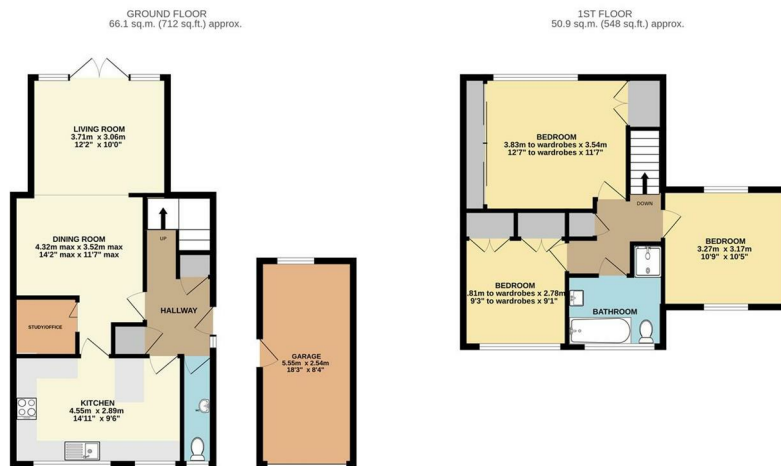
COUNCIL TAX BAND

E

ENERGY EFFICIENCY RATING

D





BY THE WOOD

TOTAL FLOOR AREA: 117.0 sq.m. (1260 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10004

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.