



Castles

GREENFIELD AVENUE  
Watford, Hertfordshire, WD19 5DQ

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**Guide Price**  
**£895,000**  
(Freehold)

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This beautiful FOUR/FIVE bedroom detached chalet bungalow offers an inviting and spacious layout, combining comfort with modern living.



As you enter, you're greeted by a grand entrance hall, setting the tone for the rest of the home. To your left is a dedicated office room, perfect for those who work from home or need a quiet space for study. Adjacent to the office is Bedroom four offering versatility for guests or family members. Continuing down the hall, you'll find the luxurious master bedroom, complete with its own ensuite bathroom for added convenience. A family bathroom is also accessible from the hallway, serving both guests and residents alike. At the end of the entrance hall, a seamless transition leads you into the heart of the home – a vast, open-plan kitchen/living/dining area. This space is designed for both relaxation and entertaining, with bi-fold doors that open up to the expansive south-facing rear garden boasting plenty of light. The kitchen boasts modern amenities and ample counter space, while the living and dining areas offer plenty of room for gatherings and everyday living.

## Specifications

DETACHED CHALET  
BUNGALOW  
SOUTH FACING GARDEN  
FOUR BEDROOMS  
THREE BATHROOMS  
OUTBUILDING USED AS A  
• SEPERATE LIVING AREA  
OPEN PLAN  
• KITCHEN/DINER WITH  
BI-FOLDS  
ENSUITE TO MASTER  
SEPERATE UTILITY ROOM  
OFFICE ROOM  
LARGE ENTRANCE HALL  
OVER 2000 SQ FT

Upstairs, two further double bedrooms await, each providing comfortable accommodation and benefiting from another family bathroom/shower room. Abundant eaves storage ensures that there's plenty of space to stow away belongings neatly. An outbuilding at the back of the garden serves as a versatile space, currently utilized as a separate reception room/kitchen area with an additional bedroom and shower room – ideal for guests or as a private retreat.

Externally, the property shines with its large private rear garden, a true oasis for outdoor living. The south-facing aspect ensures plenty of sunlight

At the front, a large driveway provides ample parking for multiple cars, while the gorgeous frontage enhances the property's curb appeal, welcoming residents and visitors alike with its charm and elegance. Located within approximately a quarter of a mile of Carpenders Park's multiple shopping and transport facilities and within approximately one mile of Bushey and Carpenders Park's mainline stations with fast links to Euston. The property is also a short walk away from Greenfield Park Playing Area.







**A little about the corner of the world we call home...**

Road transport is straightforward with the A41, A405 and M25 being within a few miles while trains are easily accessed at Watford North BR station which is on the West Midlands and just a short distance away from the property while Watford Junction offers BR, Underground and Overground connections to pretty much anywhere in the country.

Children and students are well catered for thanks to a wide range of local education establishments including Orchard, Beechfield and Cherry Tree primary schools and Stanborough and Parmiters secondary schools close to hand while Watford Grammar School for Boys is within straightforward commuting distance.

When it comes to getting out and about at the weekends there are plenty of leisure opportunities including nearby open spaces, the Harry Potter Studios and plenty of access to the buzz of café culture, restaurants, banks and independent shopping with similar facilities offered in nearby towns which are easy to get to on local bus services or by road.

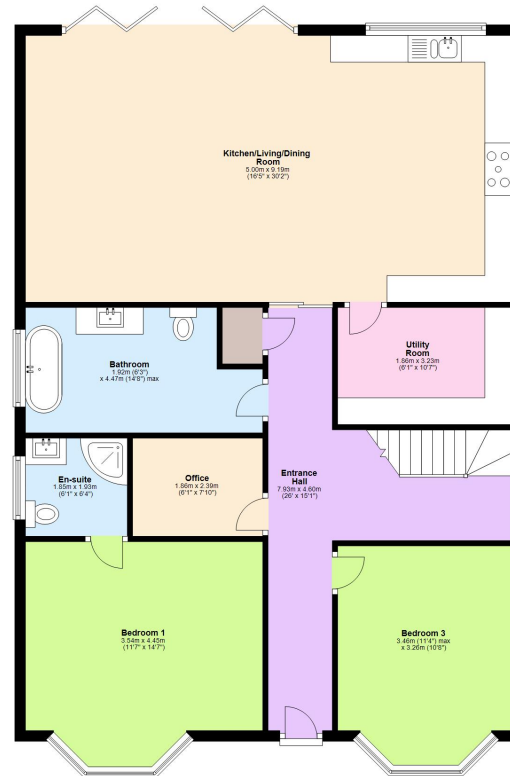
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: C

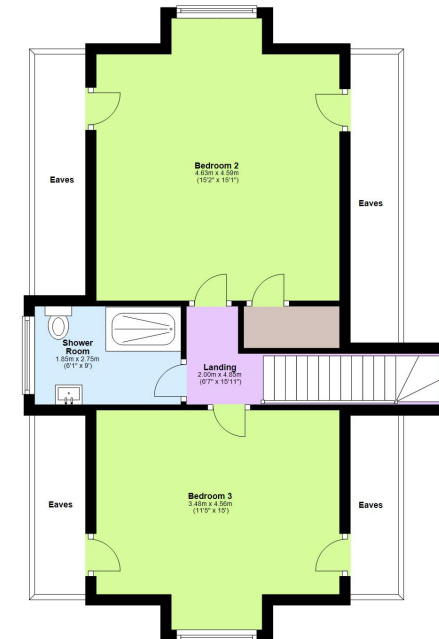
**Ground Floor**  
Approx. 117.1 sq. metres (1260.9 sq. feet)



**Basement**  
Approx. 28.7 sq. metres (309.4 sq. feet)



**First Floor**  
Approx. 53.0 sq. metres (570.2 sq. feet)



Total area: approx. 198.9 sq. metres (2140.5 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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