



  
**Andrew Pearce**  
PINNER

WELLINGTON CLOSE, WATFORD, WD19 5BF



A modern presented four-bedroom, three bathroom detached home constructed in 1998, located in this quiet cul de sac within close proximity to amenities.

This spacious home comprises; entrance hallway, guest WC, very spacious front aspect living room with a feature fireplace and double sliding door to the dining room. The well-appointed kitchen breakfast room is fitted with a range of modern units at the base and eye level with contrasting worktops. Completing the ground floor is a fully fitted utility room and a large integral garage which is ideal for storage and has the possibility of being converted into another room, subject to the usual planning consents.

Stairs to the first-floor lead to four bedrooms, two of which have ensuite bath/shower rooms. The remaining bedrooms are well served by a spacious family bathroom.

Outside the private and secluded rear garden has a large patio area, laid lawn with mature tree and shrub borders.

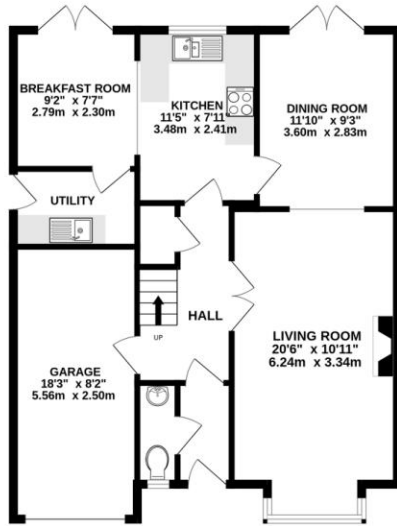
To the front the driveway provides off street parking for 4 cars.

The Grimsdyke Manor Estate just a short distance from Carpenders Park Mainline Station with links to Watford as well as Euston in Central London.

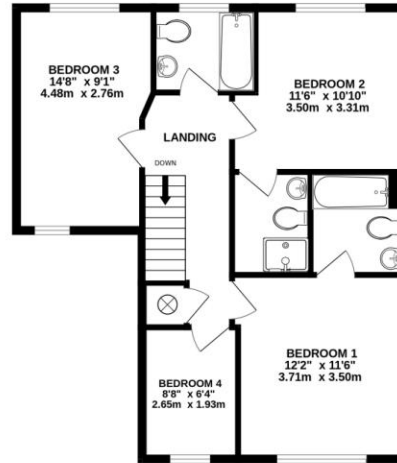


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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