



  
**Andrew Pearce**  
PINNER

WELLINGTON CLOSE, CARPENDERS PARK, WD19 5BF £799,500



A stylish four bedroom, three bathroom detached family home set on the highly regarded 'Grimsdyke Manor' residential development, constructed in 1998. Viewing recommended.

This appealing property occupies a tranquil location and offers a well planned interior layout, characterised by spacious living areas and a generous floor plan of just over 1300 sq.ft. The accommodation comprises: Entrance hallway, downstairs W.C. a double aspect main living room, an adjoining dining room and a magnificent re-fitted kitchen / breakfast room, extensively fitted with a range of units and granite worktops. A separate utility room completes the ground floor.

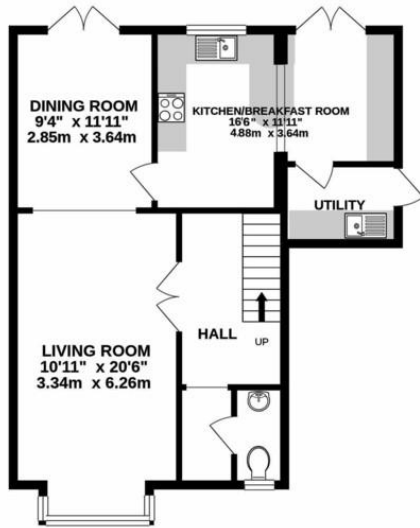
To the first floor there is a spacious landing, a good size master bedroom with fitted wardrobes and an en-suite bathroom, a second double bedroom, also with fitted wardrobes and an en-suite shower room, a third double bedroom with fitted sliding mirrored wardrobes and a large single fourth bedroom currently used as an office, with a range of fitted cabinets. A family bathroom completes the overall layout.



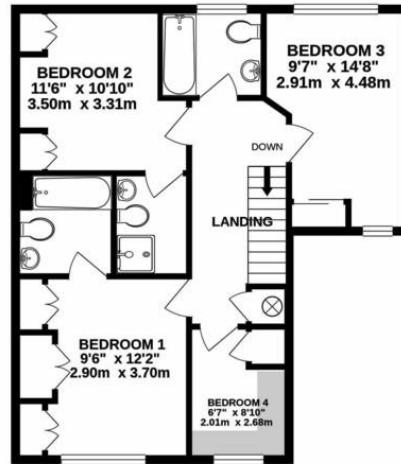
Outside, the front garden provides off street parking and access to the integral garage. The property enjoys the benefit of having the largest plot on Wellington Close, with a sizeable parcel of land to the side that offers considerable scope to extend, subject to planning. To the rear, the neat lawned garden is west facing.

The property also falls within the catchment of Watford Grammar boys and girls school.

**GROUND FLOOR**  
660 sq.ft. (61.3 sq.m.) approx.



**1ST FLOOR**  
652 sq.ft. (60.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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