



## A 5 BEDROOM IMMACULATELY PRESENTED HOME WITH AN ANNEXE

Five Fields Close, Watford, Hertfordshire WD19 5BZ





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**TWO RECEPTION ROOMS • KITCHEN/LIVING/ DINING ROOM & UTILITY ROOM • ANNEXE WITH SITTING/BEDROOM/KITCHENETTE & ENSUITE BATHROOM • CLOAKROOM • FIVE BEDROOMS - TWO WITH ENSUITE BATHROOMS • FAMILY BATHROOM • REAR GARDEN • GARAGE • OFF STREET PARKING**

### Description

An immaculately presented five/six bedroom detached family home located on a private road within the Grimsdyke Manor Estate off Oxhey Lane. The ground floor comprises an entrance hall with guest cloakroom, two separate reception rooms, one is currently used as a home office and the other is a formal lounge with an attractive feature fireplace. Across the rear of the property is an impressive open plan kitchen/ living/dining room with porcelain tiled floors, underfloor heating, patio doors and windows overlooking the garden, and roof lights making this a very light and airy space. The kitchen area is fitted with a modern range of high gloss units providing ample storage space with integrated appliances and a central island feature seating six at the breakfast bar.







## Description

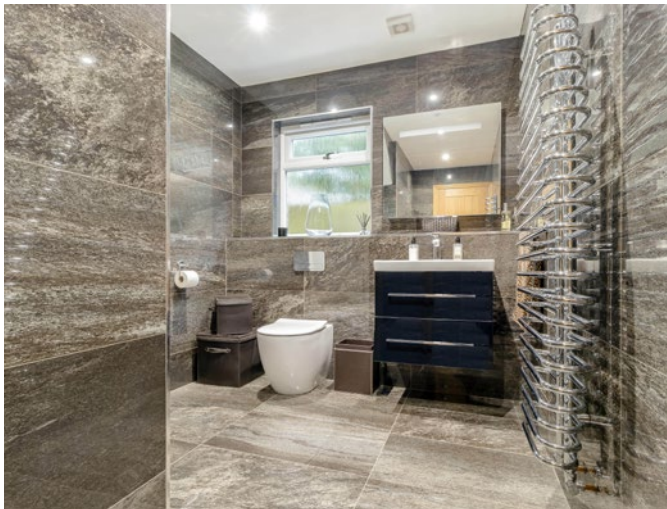
The living area provides ample space for sofa's etc and the dining area again has room for an 8 seater dining table, ideal for a growing family. Off the kitchen is a separate utility room and internal access to the garage. The self-contained annex has its own private entrance as well as access to the main house and consists of a bedroom/sitting room with a small kitchenette area and an ensuite bathroom. To the first floor are five bedrooms, two with ensuite bathrooms and a separate family bathroom. Occupying a corner plot, the property benefits from gardens to the front, side and rear with large areas laid to lawn, attractive flowerbeds and a large patio area for outside entertaining. There is a paved driveway providing off street parking and access to the garage.

## Location

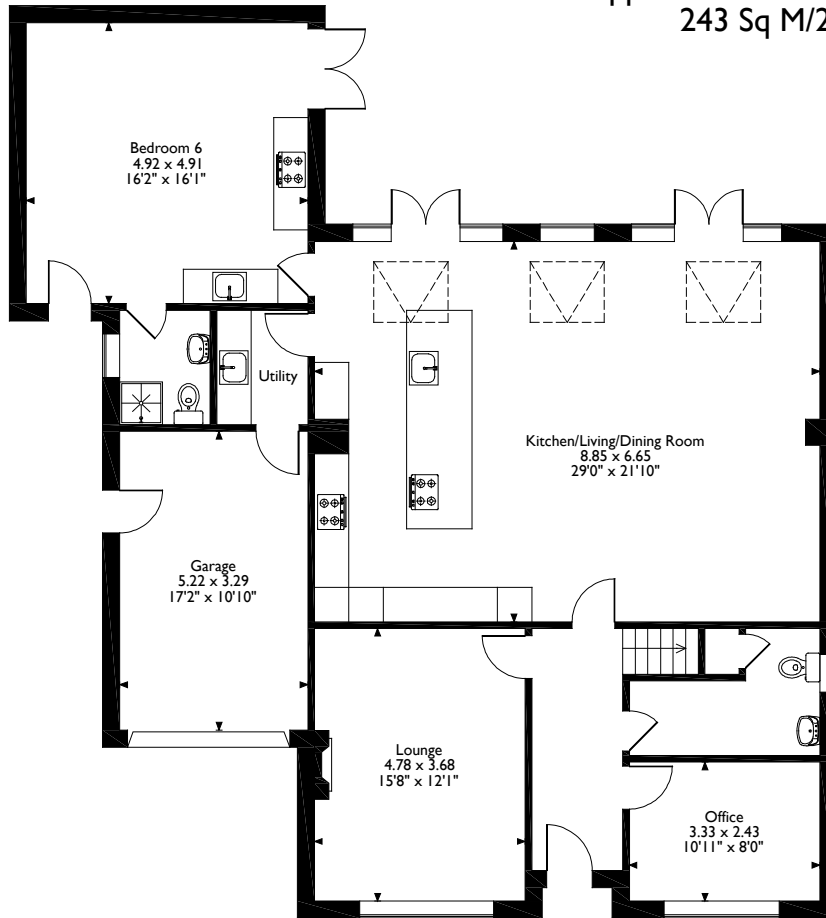
The property is located close to local shops and amenities. Bushey is just a short drive away and Watford town centre is also easily accessible with it's larger selection of shops, restaurants and supermarkets. Watford and Bushey have a great choice of both senior and junior schools. The area is well served with transport links including Carpenders Park Overground station which is under a mile away and takes around 10 minutes to walk to and Bushey mainline station is just 1.5 miles away with trains into Euston taking just under 20 minutes.

## Additional Information

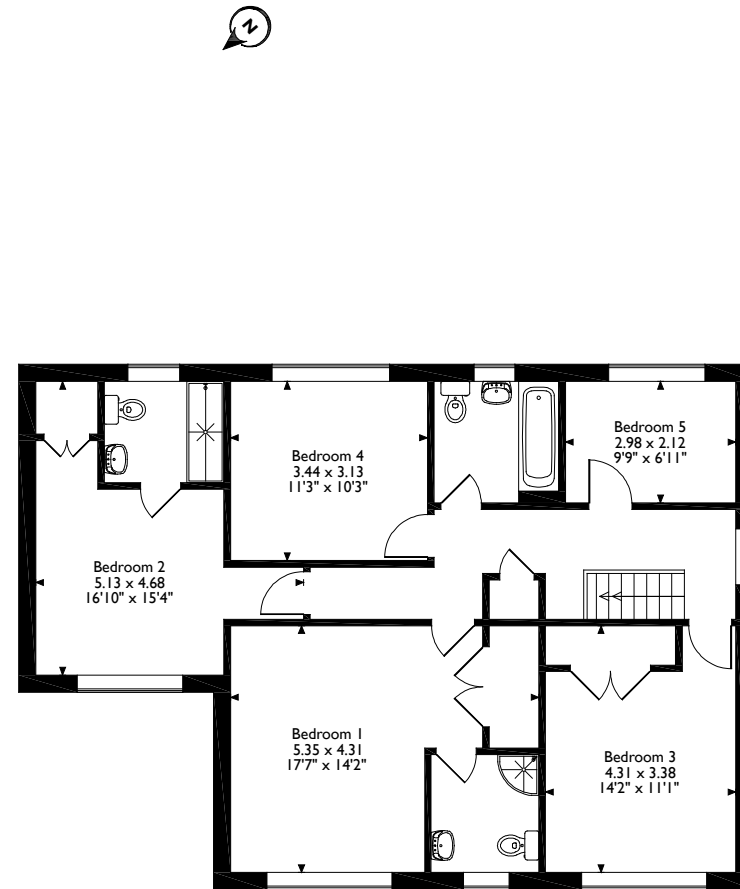
Local Authority: Three Rivers District Council  
Energy Efficiency Rating: Band C



Five Fields Close, Watford, Hertfordshire  
Approximate Gross Internal Area  
243 Sq M/2624 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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