



5 Five Fields Close, Grimsdyke Manor, WD19 5BZ

Price £779,000 Freehold

4 

2 

 ChurchillsBushey



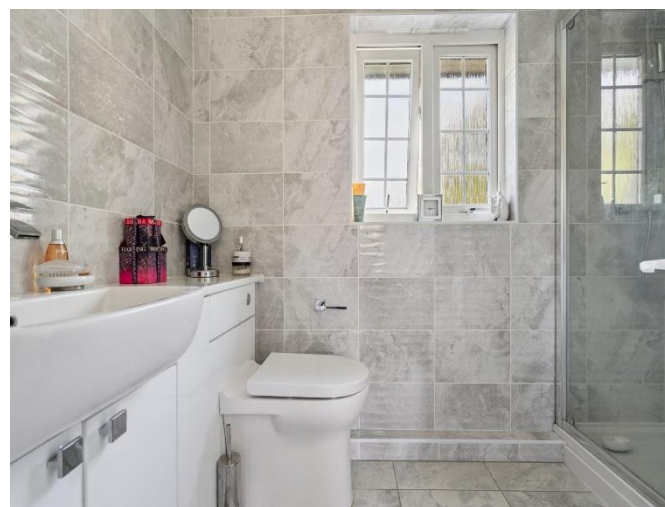
Price £779,000

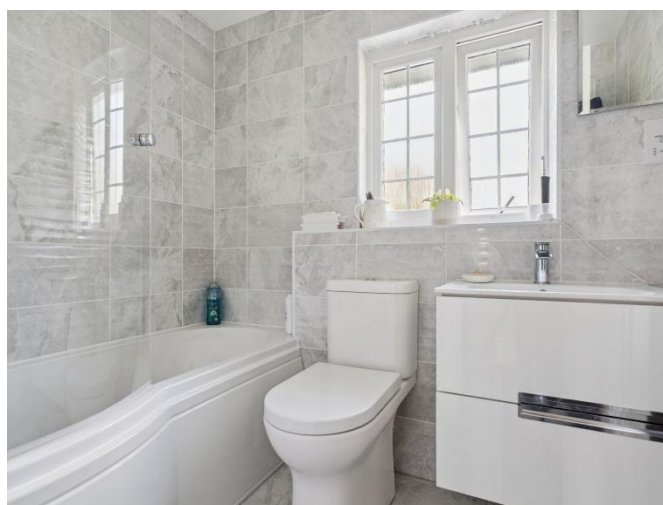
5 Five Fields Close, Grimsdyke Manor, Watford,
Hertfordshire, WD19 5BZ

- A Well Maintained & Extended 4 Bedroom 2 Bathroom Semi Detached Home
- Downstairs Cloakroom
- Separate Living Room & Dining Room
- 17ft Kitchen/ Breakfast Room
- Gas Central Heating/ Double Glazing
- Off Street Parking To The Front For 3 cars
- Situated In Sought After Grimsdyke Manor Development
- Energy Rating: C

This well maintained and thoughtfully extended 4 bedroom, 2 bathroom semi detached home is set within the sought after Grimsdyke Manor development, where properties rarely come to market. The accommodation includes an entrance lobby, a cloakroom, a spacious 16ft living room featuring double doors that open into a separate dining room, and a generous 17ft kitchen/breakfast room cleverly converted from the original garage. Upstairs, the main bedroom benefits from an en-suite shower room, while three further bedrooms are served by a modern family bathroom. Outside, the property offers a south west facing rear garden, off-street parking to the front for three cars, gas central heating and double glazing throughout. Ideally located, Grimsdyke Manor is within easy reach of Carpenders Park Overground station as well as local shops and schools.









ENTRANCE LOBBY

Laminate wood flooring, inset spotlights

CLOAKROOM

Double glazed window to the front aspect, vanity unit incorporating wash hand basin with cupboard under, low flush wc, chrome ladder radiator, tiled walls and floors

LIVING ROOM 16'4" (4.98m) x 15'8" (4.78m)

Double glazed window to the front aspect, laminate wood flooring, staircase to the first floor with cupboard under, coat/ meter cupboard, inset spotlights, double doors leading to

DINING ROOM 15'8" (4.78m) x 9'0" (2.74m)

Laminate wood flooring, inset spotlights, double glazed window to the rear aspect, double glazed door leading on to the garden

KITCHEN/ BREAKFAST ROOM 17'6" (5.33m) x 8'10" (2.69m)

Range of wall, base units with plinth heater, wine rack, working surfaces incorporating a breakfast bar, stainless steel sink unit with drainer, Kenwood range cooker with Kenwood extractor hood over, Samsung fridge freezer, Smeg dishwasher and Zanussi washing machine, cupboard housing wall mounted gas fired central heating boiler, inset spotlights, tiled floor, double glazed windows to the front and rear aspects, double glazed door leading on to the garden

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder, inset spotlights, access to the loft

BEDROOM 1 12'5" (3.78m) x 8'11" (2.72m)

Double glazed window to the front aspect, door leading on to

ENSUITE SHOWER ROOM

Large shower cubicle with niche shelving, vanity unit incorporating wash hand basin and cupboards, wc with concealed cistern, chrome ladder radiator, tiled walls and floor, extractor fan, inset spotlights

BEDROOM 2 13'8" (4.17m) x 9'0" (2.74m)

Double glazed window to the front aspect, fitted wardrobe cupboards

BEDROOM 3 11'8" (3.56m) x 7'6" (2.29m)

Double glazed window to the rear aspect, fitted wardrobe cupboards and dressing table

BEDROOM 4 8'2" (2.49m) x 6'0" (1.83m)

Double glazed window to the front

FAMILY BATHROOM

P- shaped bath with independent shower over, vanity unit incorporating wash hand basin and drawers, shaver point, low flush wc, tiled walls and floor, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Sandstone patio area, lawn with borders, shrubs, garden shed, outside tap and light, recently painted fences, gated side access

OFF STREET PARKING

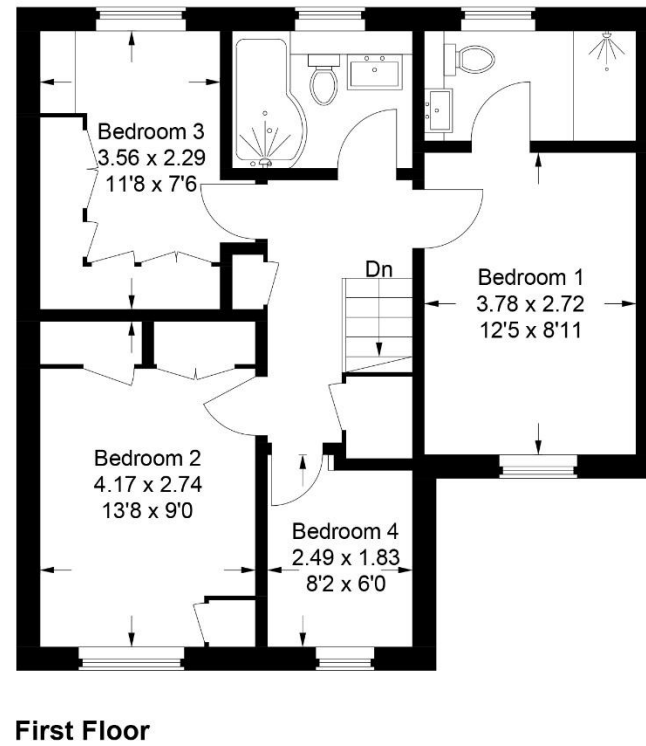
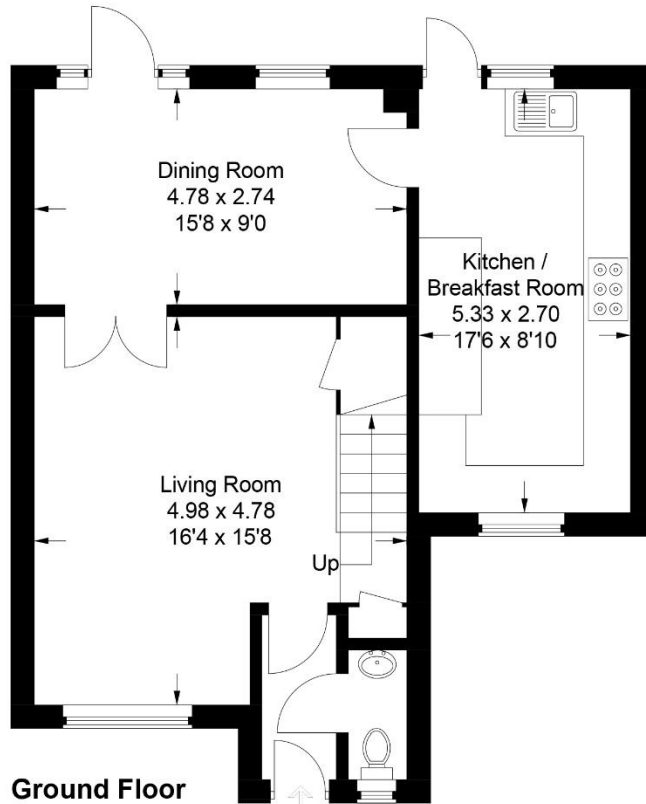
Via own block paved driveway to the front of the property providing parking for 3 cars

COUNCIL TAX

Three Rivers District Council, Tax Band F, £3298.36 2025/2026

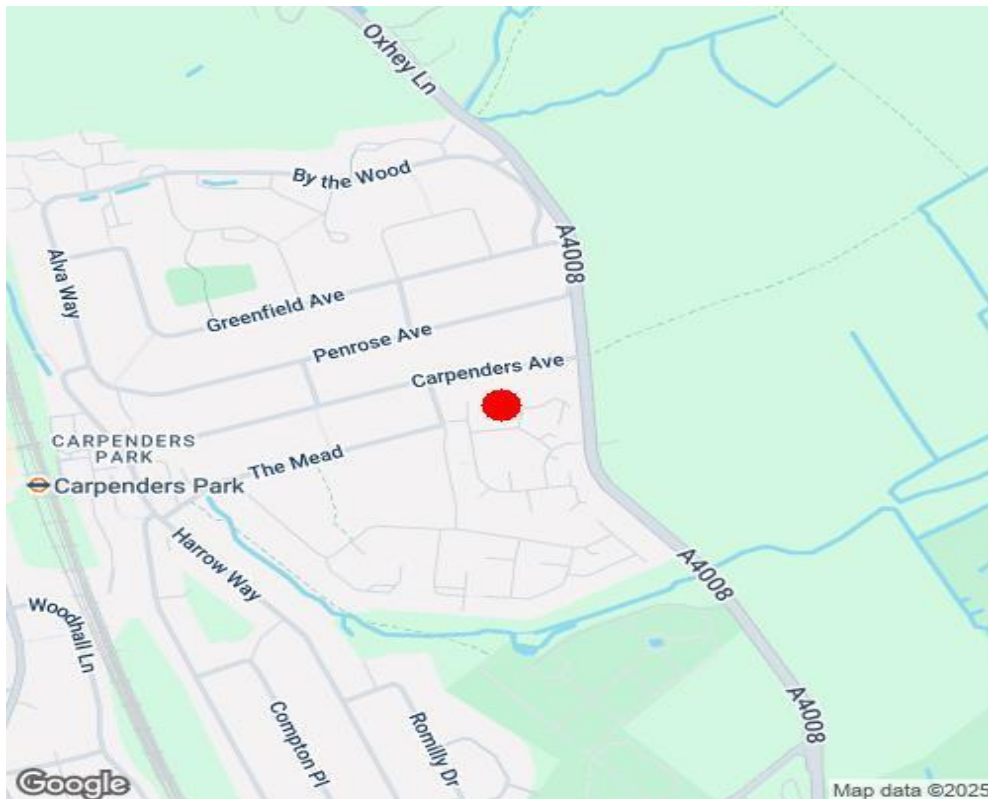
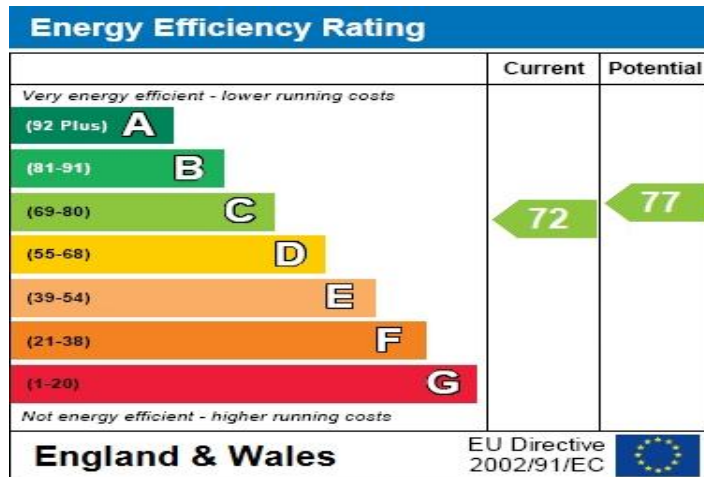
Five Fields Close

Approximate Gross Internal Area
 Ground Floor = 54.8 sq m / 590 sq ft
 First Floor = 52.7 sq m / 567 sq ft
 Total = 107.5 sq m / 1,157 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills



Part of the **F** fairfield family



Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.