



A THREE BEDROOM FAMILY HOME IN A CONVENIENT LOCATION

Hampermill Lane, Watford, Hertfordshire, WD19 4NS

ROBSONS

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**ENTRANCE HALL • SITTING/FAMILY ROOM
• DINING ROOM • KITCHEN/BREAKFAST
ROOM • CLOAKROOM • THREE BEDROOMS
• LOFT ROOM • SECLUDED REAR GARDEN •
DRIVEWAY WITH OFF-STREET PARKING •**

Description

A three bedroom semi-detached house set in a convenient location with far-reaching views over farmland to the front. To the ground floor is through living/family room with a feature fireplace and with access to the dining room to the rear of the property (currently used as an office) with patio doors to the garden and lightwood laminate flooring throughout. The kitchen is fitted with a range of light Shaker style units providing ample storage space with room for appliances and there is room for a table and chairs in the breakfast area. There is also the benefit of a ground floor cloakroom. To the first floor are three bedrooms, access to the loft room is from the main bedroom and there is a family bathroom. The loft room is light and bright with velux windows. To the rear of the property is a well maintained secluded rear garden with lawned area and a variety of trees and shrubs.





Description

At the front of the property is a paved driveway offering off-street parking.

Location

Hampermill Lane is within easy reach of central Watford which provides an Atria Shopping Centre along with many high street chains and independent shops. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsbury's are all close at hand. Bushey Main Line train station offers a frequent service to Central London and beyond and Moor Park station is within easy reach by car with the Metropolitan Line offering fast trains into London, plus the M25 & M1 motorways connect to the national motorway network. Major airports are also within reach. There is an excellent choice of both private and state schools nearby including Watford Grammar Boys and Girls and Bromet Primary.

Additional Information

Tenure: Freehold

Council: Three Rivers District Council

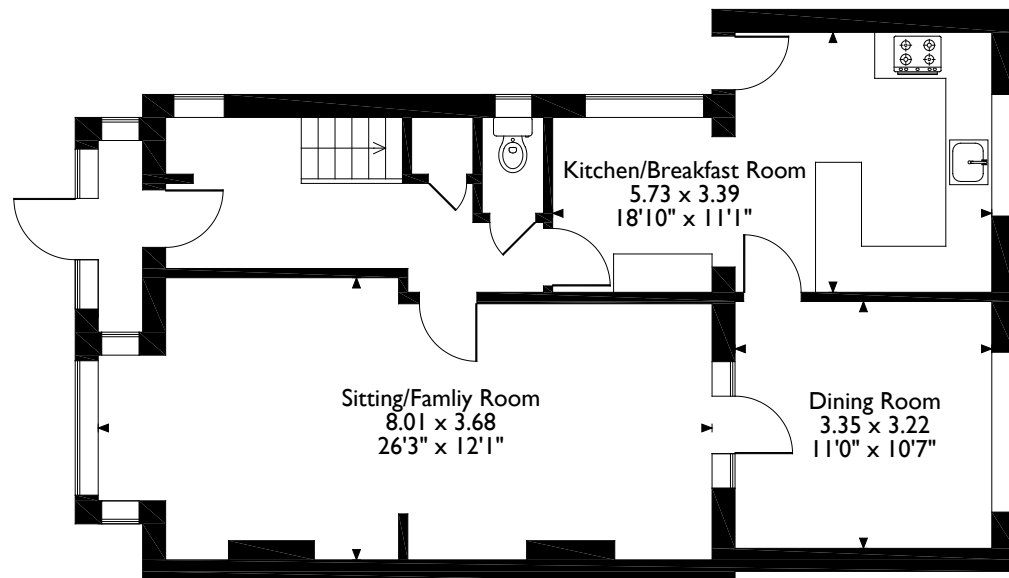
Council Tax Band: D

Energy Efficiency Rating Band: E

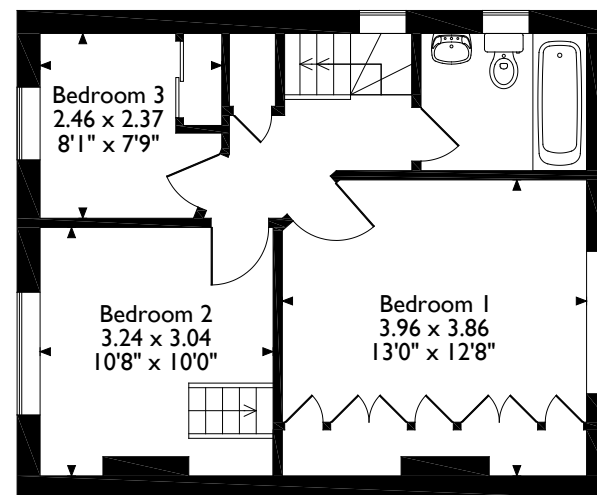


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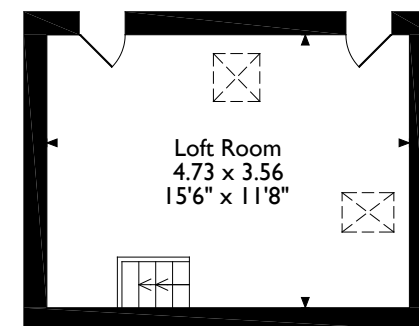
Approximate Gross Internal Area 128 Sq M/1377 Sq Ft



Ground Floor



First Floor



Second 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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