



A MODERN FIVE DOUBLE BEDROOM, TWO BATHROOM FAMILY HOME

Hampermill Lane, Watford, WD19 4TF

ROBSONS

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MODERN THROUGHOUT • CONTEMPORARY LAYOUT • TWO RECEPTION ROOMS • KITCHEN/DINER • FIVE DOUBLE BEDROOMS • TWO FAMILY BATHROOMS • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • GARAGE • EV CHARGING POINT

Description

A well-appointed five-bedroom, two-bathroom stylish property offering modern accommodation across three floors, with over 2,000 sq. ft. providing comfortable living for growing families. Conveniently situated for central Watford and Northwood, you are never too far from local amenities, with nearby Bushey Train Station providing fast and frequent links into London.

The ground floor comprises an entrance porch with a guest WC, two generous reception rooms, and an impressive kitchen / diner with bi-folds opening out to the garden. The ground floor follows on-trend open-plan living, creating the ideal social space for families and entertaining.

To the first floor there are four double bedrooms and a family bathroom, with the second floor hosting the principal bedroom and an additional family bathroom.





The property boasts an attractive, split-level rear garden that is laid to lawn with two patio areas. Off-street parking is available at the front of the property, via your own driveway, along with a garage and an EV charging point.

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, with Moor Park station also within easy reach by car, providing the Metropolitan Line into London. For motorists, the M25 & M1 motorways connect to the national motorway network, with major airports 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

Local Authority: Three Rivers

Council Tax Band: F

Energy Efficiency Rating: D

For additional information, please refer to www.robsonsworld.com or call us on: 01923 835355.



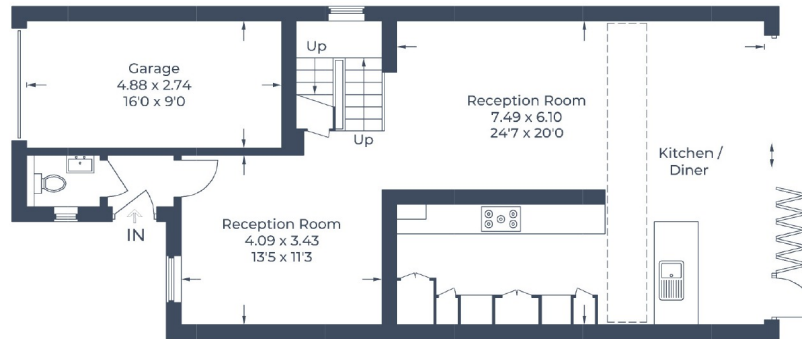
Approximate Gross Internal Area
 Ground Floor = 71.6 sq m / 771 sq ft
 First Floor = 59.4 sq m / 639 sq ft
 Second Floor = 42.2 sq m / 454 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 186.7 sq m / 2,009 sq ft



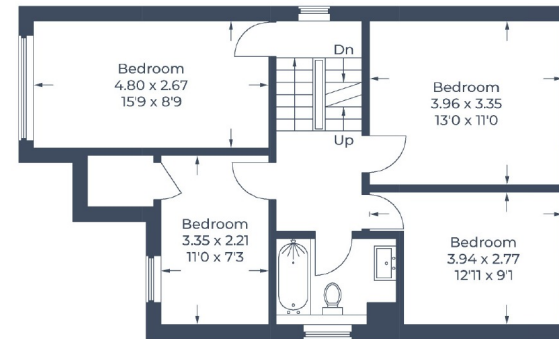
 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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