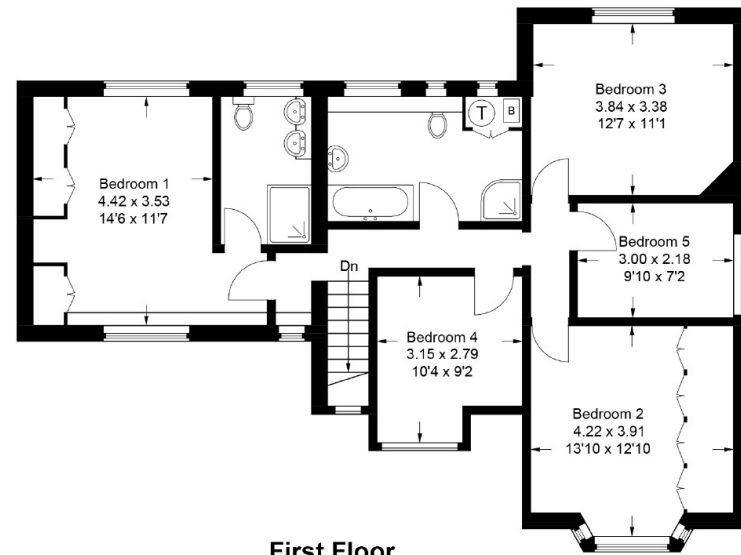
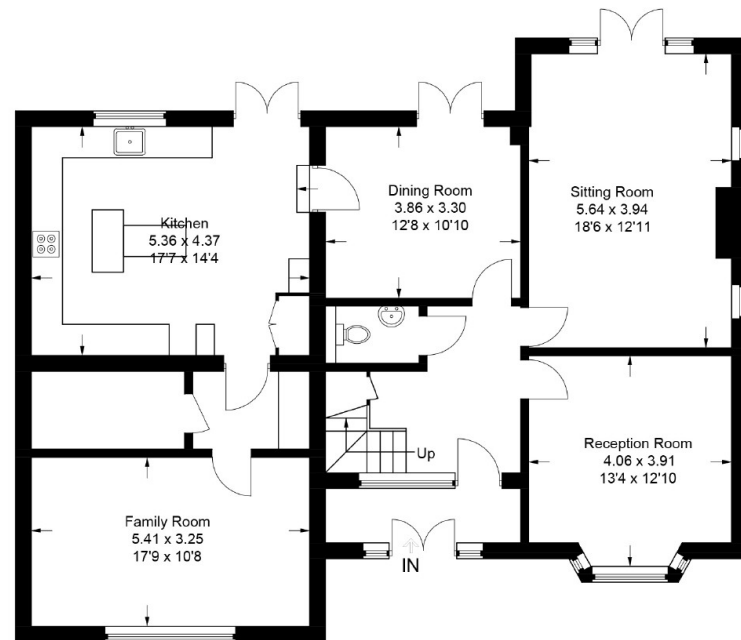


Approximate Gross Internal Area
 Ground Floor = 123.1 sq m / 1325 sq ft
 First Floor = 86.6 sq m / 932 sq ft
 Total = 209.7 sq m / 2257 sq ft



First Floor



Ground Floor

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.
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Hempstead Road, Watford, WD17 3HJ

£1,175,000 *Freehold*

A lovely 5 bedroom detached property situated on the popular Hempstead Road. The Ground floor is well designed to accommodate family needs, with 4 reception rooms. One lounge leads directly off the kitchen, the other lounge has built in solid wood cabinetry, modern 3 sided glass fireplace and large french doors opening onto the extensive terrace area. There is also a purpose fitted study and a light and airy dining room. The kitchen also has french doors onto the terrace area and is perfect for cooking enthusiasts with 3 ovens, induction and gas hobs and built in pantry cupboards. There is also a small utility area and pantry/store room, and a downstairs washroom. Upstairs there are 5 bedrooms. The master bedroom is dual aspect, has built in cupboards and an ensuite with large shower and double sinks. There are a further two double bedrooms, both with good light and one with built in wardrobes. The other two bedrooms are ideal for children. There is also a large and newly refurbished family bathroom. The rear garden is a major feature of this property with a very large terrace leading onto the lawn which has mature planting and trees, and a greenhouse, garden shed and raised vegetable beds at the back. Due to its size most of the garden is in full sun throughout the day, and the trees on the perimeter ensure the house is not overlooked. In the front there is a large driveway with ample parking space for several cars. The large hedgerow at the front offers privacy. The property is situated within a stones throw to the Grove Hotel which provides a championship golf course, restaurants and spa treatments. Watford town centre is also a short distance away and this provides plenty of shopping opportunities with the Intu Centre, there are also an abundance of restaurants and bars to enjoy. For the growing family there are a multitude of good schools closely located including Nascot Wood and Cassiobury Junior School.

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

www.sewellgardner.com



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 Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886
 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704



- Beautiful detached family home
- 5 bedrooms
- 4 reception rooms
- Ensuite to master bedroom
- Large garden and Terrace
- Driveway parking for 5 cars
- Over 2200 sq ft
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 200Mb

To view this property contact:
 Watford t: 01923 252505 e: watford@sewellgardner.com
 Unit 4, 2 Lord Street, Watford, Hertfordshire, WD17 2LQ

www.sewellgardner.com



■ Tenure:
Freehold

■ Local Authority:
Watford Borough Council

■ Approx floor area:
2257 sqft

■ Council Tax:
Band G

■ Nearest Train Station:
1.5 miles to Watford Junction

■ Nearest Underground Station:
1.7 miles to Watford Metropolitan

■ Distance to Town Centre:
1.4 miles to Watford

■ Distance To Motorway:
M25: 0.7 miles to Junction 19

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	