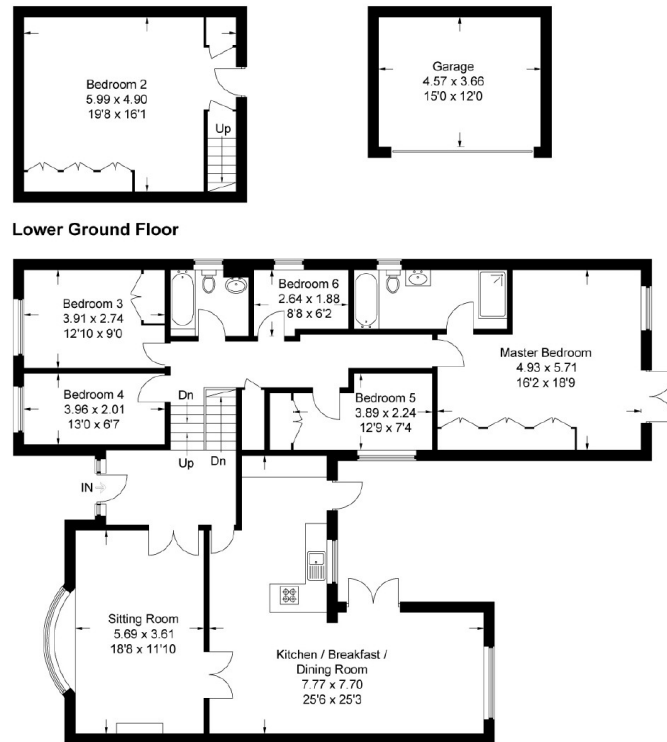


Approximate Gross Internal Area  
 Lower Ground Floor = 29.3 sq m / 315 sq ft  
 Ground Floor = 156.8 sq m / 1688 sq ft  
 Garage = 17.0 sq m / 183 sq ft  
 Total = 203.1 sq m / 2186 sq ft



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.  
 © CJ Property Marketing Ltd Produced for Sewell & Gardner



## Hempstead Road, Watford, WD17 4NA

**Offers In Excess Of  
£900,000**

This 5 bedroom split level detached property on the ever popular Hempstead Road is offered to the market chain free. Being situated at the top of Hempstead Road makes the property very convenient for transport links being close to the M25 and A41 for road links and Watford Junction Station and Metropolitan Line for trains. The property is also close to great local primary schools which are Holy Rood, Nascot Wood and Cassiobury Infant School. Internally at entrance level the property offers a large hallway leading to the main reception room and dual aspect open plan kitchen lounge. Upstairs there are four bedrooms with master bedroom incorporating an en suite, you will also find a study and family bathroom. At basement level there is a bright 5th bedroom/reception room which is very versatile in its use for the new occupier. Outside at the front there is a block paved driveway with parking for multiple vehicles and a double garage with electric up and over door. To the rear there is a large garden with decking area at the back catching the evening sun in the summer months and a patio area as you exit the property.

- 5 bedrooms
- Detached property
- Well presented throughout
- Set back from the road
- Driveway parking
- Detached garage
- Good access to the M25
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 200Mb

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](http://www.sewellgardner.com)



Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400  
 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

# sewell & gardner

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

[www.sewellgardner.com](http://www.sewellgardner.com)





- Tenure:  
Freehold
- Local Authority:  
Watford Borough Council
- Approx floor area:  
2186 sqft
- Council Tax:  
Band G

- Nearest Train Station:  
1.9 miles to Watford Junction
- Nearest Underground Station:  
2.1 miles to Watford Metropolitan
- Distance to Town Centre:  
2.1 miles to Watford
- Distance To Motorway:  
0.2 miles to M25 Junction 19

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 51      | 74        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>   |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   | 44      | 69        |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |