



## CHARACTERFUL GATED 6 BEDROOM 3 BATHROOM FAMILY HOME

Hempstead Road, Watford, Hertfordshire, WD17 3HH

**ROBSONS**





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**KITCHEN/BREAKFAST ROOM • FAMILY ROOM • LOUNGE • DINING ROOM • UTILITY ROOM • GUEST CLOAKROOM • PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM, WALK-IN WARDROBE AND EN-SUITE • BEDROOM 2 WITH EN-SUITE • FOUR FURTHER BEDROOMS - THREE WITH FITTED WARDROBES • FAMILY BATHROOM • GATED DRIVEWAY WITH OFF STREET PARKING • STUNNING SOUTH-WEST FACING GARDENS • GARDEN ROOM/STUDIO • COVERED BARBECUE AREA • INTEGRAL GARAGE •**

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## Description

This impressive gated six bedroom family home is perfect for family living and entertaining.

The spacious accommodation comprises of a stunning kitchen/breakfast room with a central island, ample storage and work surfaces. This is open plan with the 28' family room, which has two sets of bi-fold doors opening on to the patio. The double aspect lounge has a feature fireplace and patio doors to the rear garden. There is also a dining room with a bay window to the front, a utility room with space for appliances and extra storage, a guest cloakroom and access to the integral garage.

To the first floor the principal bedroom suite has a Juliet balcony overlooking the rear garden, a dressing room, walk-in wardrobe and an en-suite with both a shower and a bath, together with a his and her sink unit.

The second bedroom also has an en-suite, again with a bath and shower, together with fitted wardrobes. There are four further bedrooms, three of which have fitted wardrobes. A family bathroom completes this floor.

This stunning property is approached via a gated entrance and has parking for multiple vehicles together with access to the garage and side access to the rear garden.

The immaculate landscaped rear garden is a stunning feature of this property. Mainly laid to lawn with a good sized patio, attractive shrubs, flower and box hedge borders.

There is a detached, vaulted, oak framed garden room/studio with tri-fold doors, a bar with hot and cold water, underfloor heating and high spec audio/TV points, together with a guest cloakroom.

In addition there is a covered barbecue area and a storage shed with electrical power points.

There are many additional features to this family home which include:

- High speed internet with adhoc wifi points
- LED lighting and Sonos throughout
- CAT 6 cabling to TV points
- POD Point high speed electric car charging point
- Underground rain water harvesting tank
- Auto pop up sprinklers for the lawn and flower beds
- Garden and soffit lighting
- Power points throughout the garden and in the shed

## Location

The house is a short walk from Cassiobury Park and is within easy reach of central Watford which provides a wide choice of shops, restaurants, coffee houses, supermarkets and the Intu shopping centre. There are a number of good schools located in the area and the transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond. There is also easy access to the M25 and M1.

## Additional Information

**Guide Price:** Price on Application

**Tenure:** Freehold

**Energy Efficiency Rating:** D

**Local Authority:** Three Rivers District Council







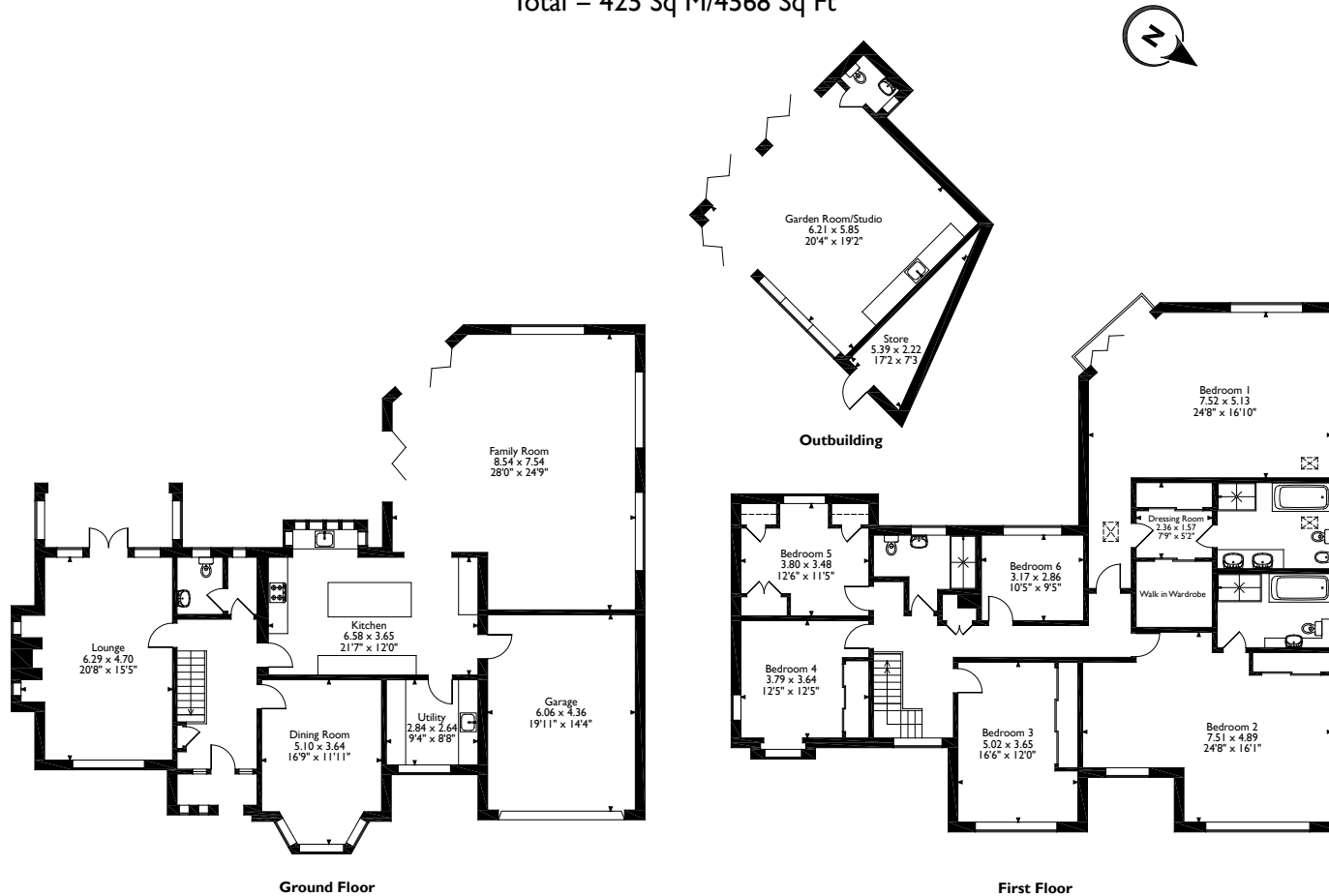








Hempstead Road, Watford, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 379 Sq M/4078 Sq Ft  
 Outbuilding = 46 Sq M/490 Sq Ft  
 Total = 425 Sq M/4568 Sq Ft



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.

**ROBSONS**

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