

Hampermill Lane

Watford • • WD19 4TF
Offers In Excess Of: £700,000



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Ideally situated on the highly sought-after Hampermill Lane in Oxhey Hall, this four bedrooms, three bathroom, detached chalet bungalow enjoys stunning, far-reaching views over the picturesque Hertfordshire countryside. Thoughtfully extended and featuring a loft conversion, the property offers versatile accommodation across two floors, making it perfectly suited for multi-generational living. Combining character, generous space, and modern convenience, this exceptional home caters to a variety of lifestyles in a prime location.

Detached Chalet Bungalow

Four Bedrooms

Three Bathrooms

Modern Features Throughout

South Facing Garden

Off Street Parking

Studio / Annexe Included

Prime Oxhey Hall Location

Just 15 miles from central London

Approx Area: 1722 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

As you step into this charming home, you are welcomed by a spacious entrance hall that leads into the heart of the property. To the right, a generously sized bedroom with a bay window allows for an abundance of natural light, creating a bright and airy atmosphere. Further along, you will find an additional well-proportioned bedroom, offering comfortable living space.

The main living and dining area is a standout feature, providing a spacious and inviting setting ideal for both relaxation and entertaining. Large doors open up to the rear garden, seamlessly connecting indoor and outdoor living. Adjacent to this space, the well-equipped kitchen offers ample storage and counter space, catering perfectly to culinary enthusiasts. A separate utility room adds extra convenience, complemented by a modern shower room located at the rear of the property. Additionally, there is a versatile fourth bedroom or second reception room, offering a flexible space that benefits from serene views of surrounding farmland and greenery.

Upstairs, a large and versatile studio occupies the entire first floor, complete with a kitchenette and en-suite bathroom. This space is perfect for guests, extended family, or as a private retreat.

Outside

The rear garden is thoughtfully tiered across three levels, creating an ideal space for entertaining, while the beautifully maintained south-facing garden provides a tranquil retreat, perfect for outdoor dining or simply unwinding in the fresh air. To the front, the property benefits from ample off-street parking for multiple cars, ensuring both convenience and practicality.

Location

Ideally located just a five-minute drive from Watford Town Centre and ten minutes from Northwood, this property offers excellent connectivity with the M1 and M25 within easy reach. Nestled in the desirable Oxhey Hall area, Hampermill Lane is conveniently close to the town centres of Oxhey and Watford, both of which boast a wide range of shops, restaurants, and amenities. Nearby Bushey and Watford train stations provide direct access into Central London, while the M25 and M1 motorways ensure seamless travel across the national motorway network.



Schools:

St Joseph Catholic Primary School 0.7 miles
 Laurance Haines School 0.9 miles
 Holywell Primary School 0.8 miles



Train:

Carpenders Park Station 1.0 miles
 Moor Park Station 1.1 miles
 Bushey Station 1.2 miles



Car:

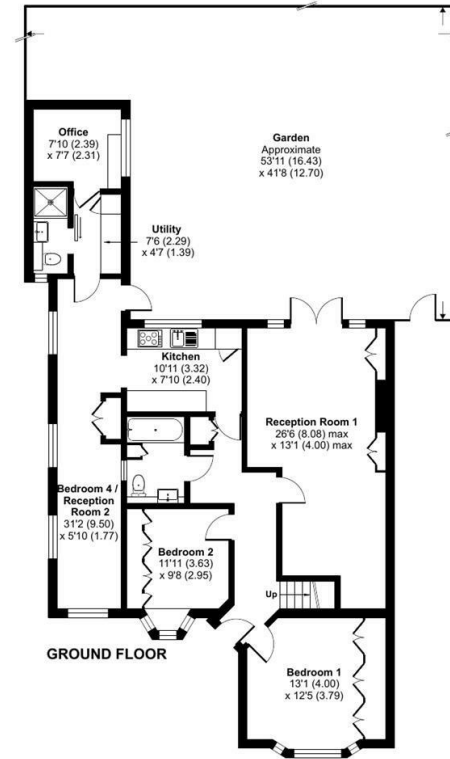
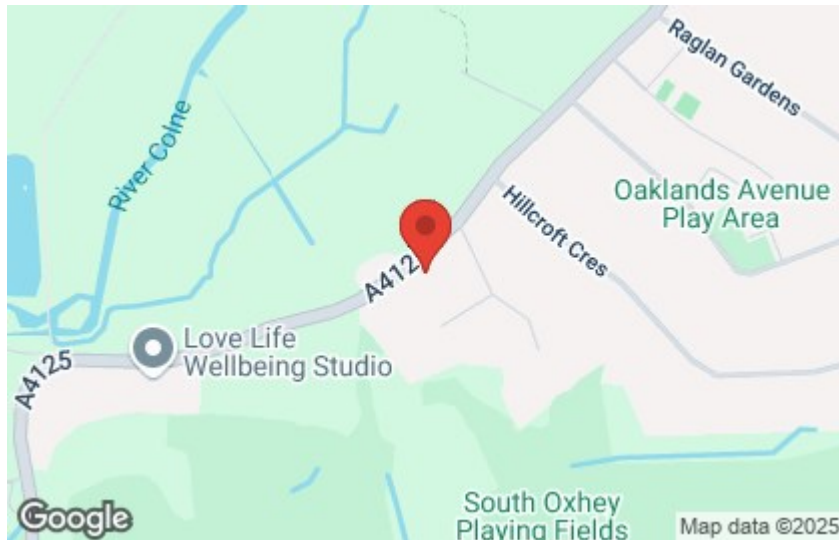
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Hampermill Lane, Watford, WD19

Approximate Area = 1666 sq ft / 154.7 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Total = 1722 sq ft / 159.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1265418

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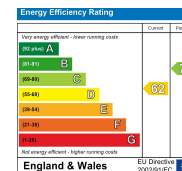
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