



**Connells**

Hampermill Lane  
Watford



## Property Description

Positioned in an elevated location with exceptional views, this substantial five-bedroom detached home perfectly blends modern style with functional family living. The property has been thoughtfully extended and is 2736 square foot, with a prominent feature being the expansive, contemporary kitchen/dining room at the rear. This space serves as the heart of the home, equipped with upscale, stylish fixtures. Large folding doors open out to the beautifully tiered garden, seamlessly connecting indoor and outdoor living areas and making it perfect for entertaining.

Upon entry, you are welcomed by a porch leading into a spacious entrance hall. The ground floor also includes a large lounge ideal for relaxation, and a versatile study suitable for working from home. A practical utility room and a well-appointed downstairs shower room add to the convenience of the home.

On the first floor, you'll discover three generously sized bedrooms, each offering comfort and ample space. A modern family bathroom serves these bedrooms, providing stylish convenience for the household.

An impressive loft conversion expands the living space, adding two additional bedrooms along with a contemporary shower room. This versatile area is perfect for a growing family or as a private retreat for guests.

Externally, the property features a driveway leading to an integral garage, ensuring ample

parking. The garden, a standout feature, is beautifully tiered over three levels.

## Ground Floor

### Entrance Hall

Door and window to front aspect.

### Shower Room

Tiled throughout, shower cubicle, wash hand basin, heated towel rail and water closet.

### Study

11' 2" MAX x 10' MAX ( 3.40m MAX x 3.05m MAX )

Window to front aspect and radiator.

### Lounge

17' 4" MAX x 11' 5" MAX ( 5.28m MAX x 3.48m MAX )

Window to front aspect and electric fire,

### Kitchen

27' 10" MAX x 25' 6" MAX ( 8.48m MAX x 7.77m MAX )

Wall and base units, work surfaces, electric oven, gas hob, cooker-hood, breakfast island, one bowl sink with drainer, dishwasher, coffee machine.

### Utility Room

7' 9" x 5' 3" ( 2.36m x 1.60m )

Window to side aspect, washing machine/dryer, megaflow system and boiler.

**First Floor**

**Landing**

**Bedroom 1**

17' 4" MAX x 12' 4" MAX ( 5.28m MAX x 3.76m MAX )

Window to front aspect, built in wardrobe and radiator.

**Bedroom 2**

17' 8" MAX x 11' 4" MAX ( 5.38m MAX x 3.45m MAX )

Window to front aspect, built in wardrobe and radiator.

**Bedroom 3**

28' 9" MAX x 8' 9" MAX ( 8.76m MAX x 2.67m MAX )

Juliet balcony to rear aspect and radiator.

**Bathroom**

Tiled throughout, wash hand basin, water closet, bath with mixer taps, heated towel rail and extractor-fan.

**Second Floor**

**Bedroom 4**

13' 10" MAX x 11' 1" MAX ( 4.22m MAX x 3.38m MAX )

Window to rear aspect, built in wardrobe and radiator.

**Bedroom 5**

11' 1" MAX x 9' 6" MAX ( 3.38m MAX x 2.90m MAX )

Window to rear aspect and radiator.

**Bathroom**

Tiled throughout, shower cubicle, water closet, wash hand basin, heated towel rail and extractor-fan.

**Outside**

**Front**

Two tier access, block paved driveway for several vehicles, artificial lawn and side access to rear garden.

**Rear**

The garden is separated into three tiers, the first tier has a patio, side access and an outside tap, the second tier is artificial lawn with raised flower beds. The third tier is laid to lawn, a fire pit suitable for outdoor dining and entertainment.









Total floor area 254.2 m<sup>2</sup> (2,736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: C**

Tenure: Freehold

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