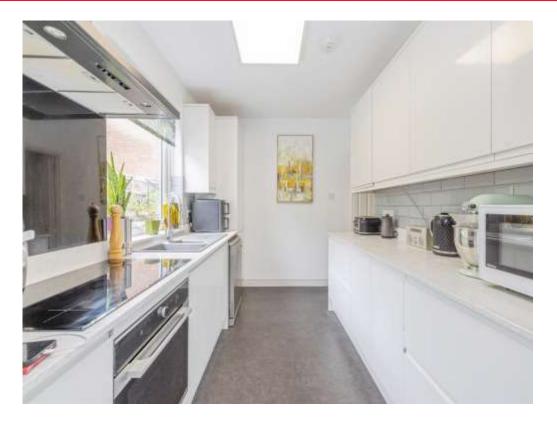


Connells

Hampermill Lane Watford

# Hampermill Lane Watford WD19 4TF







# **Property Description**

Connells are delighted to bring to the market this well-presented three bedroom detached chalet bungalow situated on the ever-popular Hampermill Lane in Oxhey Hall.

Offered in good condition throughout, this versatile home offers spacious accommodation across two floors. The ground floor features generous living areas, modern kitchen and bathrooms, and comfortable bedrooms. The upper floor houses a self-contained annex complete with its own kitchen and bathroom-ideal for multigenerational living or offering potential for rental income.

Further benefits include a south-facing rear garden, perfect for entertaining or relaxing, and a large driveway providing ample off-street parking for multiple vehicles.

Located in a prime Oxhey Hall position, the property is within close proximity to excellent schools, transport links, and a wide range of local amenities, making it perfect for families and buyers seeking flexible living arrangements.

### **Entrance Hall**

Door to front aspect and stairs to annex.

## Cloakroom

Window to front aspect, tiled, vanity unit and shower cubicle.

## Lounge

Window to side and rear aspect, door to rear garden, radiator and television point.

## Snug

Window to side and front aspect, door to rear garden, radiator and television point.

#### Kitchen

Window to rear aspect, wall and base units, work surfaces, electric hob and oven, cookerhood, one and a half bowl sink with drainer, fridge/freezer and dishwasher.

# **Utility Room**

Window to side aspect, wall and base units, work surfaces, boiler-house, washing machine and fridge/freezer.

#### **Bedroom 1**

Window to front aspect, built in wardrobe and radiator.

#### Bedroom 2

Window to front aspect, built in wardrobe and radiator.

#### Bathroom

Tiled throughout, vanity unit, bath with mixer taps and heated towel rail.

# **Bedroom 3 / Annex**

Window to front and rear aspect, Skylight and radiator.

# **Annex Kitchen**

Wall and base units, work surfaces, electric oven and hob, cooker-hood, plumbing for a washing machine, space for fridge/freezer, breakfast island.

# **Annex Bathroom**

Tiled throughout, wash hand basin, bath with mixer taps, shower cubicle, heated towel rail and water closet.

# Outside

# Front

Off street parking and side access.

# Rear

South facing, patio and laid to lawn.

















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Total floor area 160.1 m2 (1,723 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

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EPC Rating: D Council Tax Band: E

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Tenure: Freehold



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