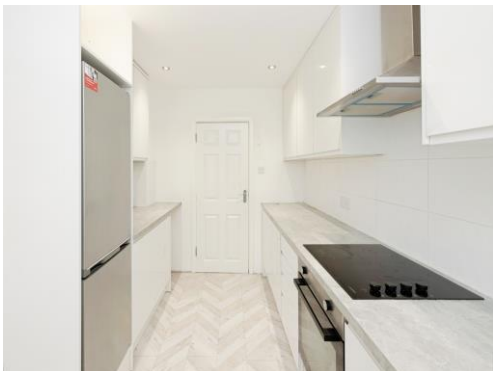




Connells

Hampermill Lane
Watford



Property Description

Connells are delighted to welcome this four-bedroom detached family home positioned in an elevated location with exceptional views over the surrounding countryside, with the potential to add your own stamp.

Upon entry, you are welcomed by an entrance hall leading to a dining room and lounge, ideal for relaxation, a downstairs cloakroom and a fitted kitchen. On the first floor, you'll discover four well proportioned bedrooms, each offering ample space, and a three-piece family bathroom.

Externally, the property features a driveway for numerous cars leading to an integral garage. The rear garden, is tiered over three levels, providing a secluded space for outdoor dining and entertainment.

Hampermill Lane is a sought after location close to Watford town centre. Offering so much potential, this property is located within close proximity to Bushey Train station with direct trains into London Euston taking 19 minutes, and is also conveniently located to the A41, M25 and M1 motorways. Ideal for families, the property is close to excellent schooling, and is also within easy access to Bushey, Northwood and Watford town centre with its vast array of shops, eateries, amenities and entertainment facilities.

For more information or to book a viewing please contact Connells today.

Entrance Hall

Door to side aspect.

Cloakroom

Window to side aspect, wash hand basin, WC, tiled.

Dining Room

Window to front aspect, radiator, downstairs storage.

Lounge

Door to rear garden, window to rear aspect.

Kitchen

Window to rear aspect, fitted kitchen with wall and base units, electric hob, electric oven, one bowl sink, washing machine, fridge/freezer.

First Floor

Bedroom 1

Window to front aspect, radiator.

Bedroom 2

Window to rear aspect, radiator.

Bedroom 3

Window to rear aspect, radiator.

Bedroom 4

Window to front aspect, storage cupboard, radiator.

Bathroom

Window to side aspect, bath with mixer taps, vanity unit with wash hand basin, WC, tiled.

Outside

Front

Paved driveway leading to garage.

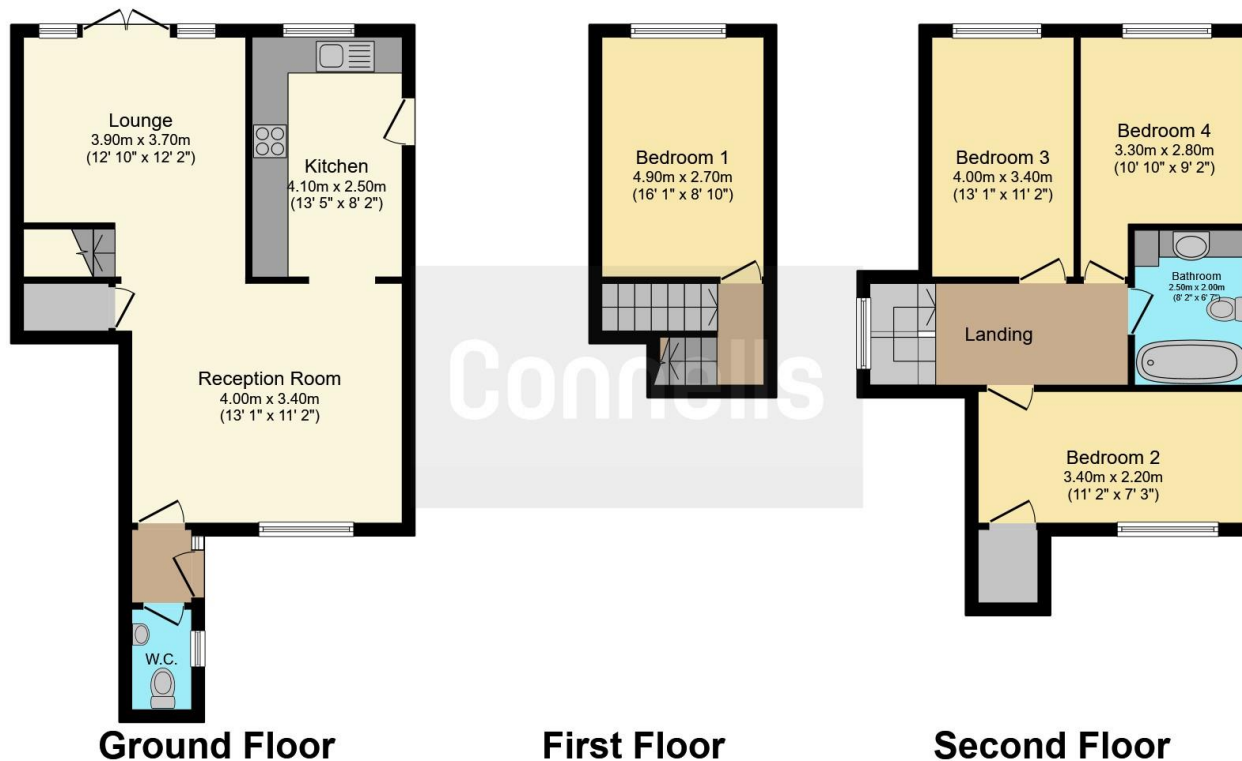
Rear Garden

Patio and laid to lawn.









Total floor area 107.2 m² (1,154 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

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307927



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS307927 - 0005