



Hempstead Road, Watford, Hertfordshire, WD17 3HH

Guide price: £1,000,000 Freehold

sewell &
gardner

About the property

This four-bedroom detached home is well-presented and offers spacious and versatile accommodation, making it perfect for family living.

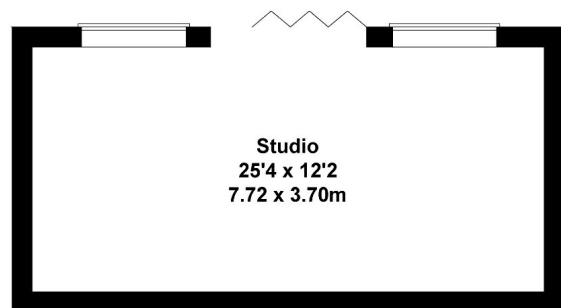
The ground floor features an entrance hall, downstairs cloakroom, bright and airy living room, separate dining room, study, and a fully fitted kitchen.

Upstairs, there are four bedrooms, including a principal suite with an en-suite bathroom, along with a stylish family bathroom.

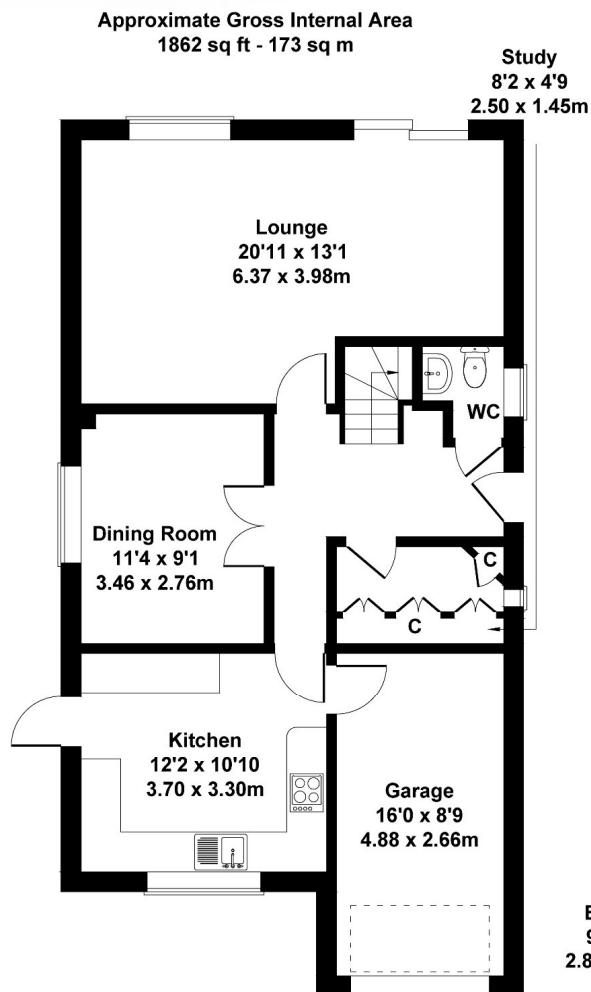
The property boasts a large driveway with ample parking, an integral garage, and a private rear garden. The well-maintained rear garden includes an outbuilding which is currently being used as a home cinema, but is also ideal for a home office or gym. This home is perfect for those seeking both comfort and practicality.



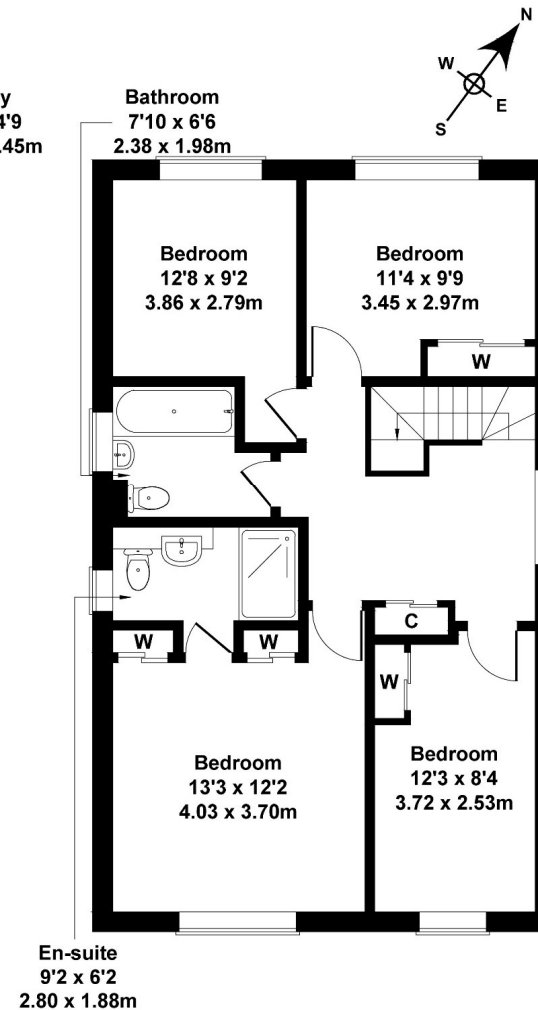
- Detached house
- Four bedrooms
- Driveway parking
- Garage
- Modern kitchen
- Outbuilding currently used as home cinema



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band G

Approximate Floor Area: 1,862 sqft

Nearest Station: 1.4 miles to Watford Junction

Distance to Town Centre: 1.5 miles to Atria Watford

Nearest Motorway: 0.7 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &
gardner