



A 4 BEDROOM FAMILY HOME IN A CONVENIENT LOCATION

Hampermill Lane, Watford, Hertfordshire, WD19 4TF

ROBSONS

A 4 BEDROOM FAMILY HOME IN A CONVENIENT LOCATION

Hampermill Lane, Watford, Hertfordshire WD19 4TF

LOUNGE • DINING ROOM • KITCHEN • FOUR BEDROOMS • FAMILY BATHROOM • REAR GARDEN • OFF STREET PARKING

Description

A beautifully presented, four bedroom semi-detached house with own driveway and private rear garden. The property comprises an entrance hall with double doors leading through to the dining room with wooden flooring and a double glazed window to the front aspect. From the dining room through to the lounge with an inset feature fireplace and sliding patio doors to the rear garden, plus a modern kitchen fitted with a range of high gloss handleless units, quartz worktops and integrated appliances. The ground floor is completed by a downstairs guest cloakroom. To the first floor there are three double bedrooms, a further single bedroom and a family bathroom fitted with a modern, white three-piece suite. Outside, the rear garden extends to approximately 180 feet in length and is mostly laid to lawn with mature flowerbed borders and a large paved patio seating area ideal for relaxing and entertaining. The front garden is block paved providing off street parking.





Location

Hampermill Lane is within easy reach of central Watford which provides an Intu Shopping Centre along with many high street chains and independent shops. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsbury's are all close at hand. Bushey Main Line train station offers a frequent service to central London and beyond also Moor Park station is within easy reach by car with the Metropolitan Line offering fast trains into London, plus the M25 & M1 motorways connect to the national motorway network. Major airports are also within reach. There is an excellent choice of both private and state schools nearby including Merchant Taylors, St Helens, Watford Grammar Boys and Girls and Bromet Primary.

Additional Information

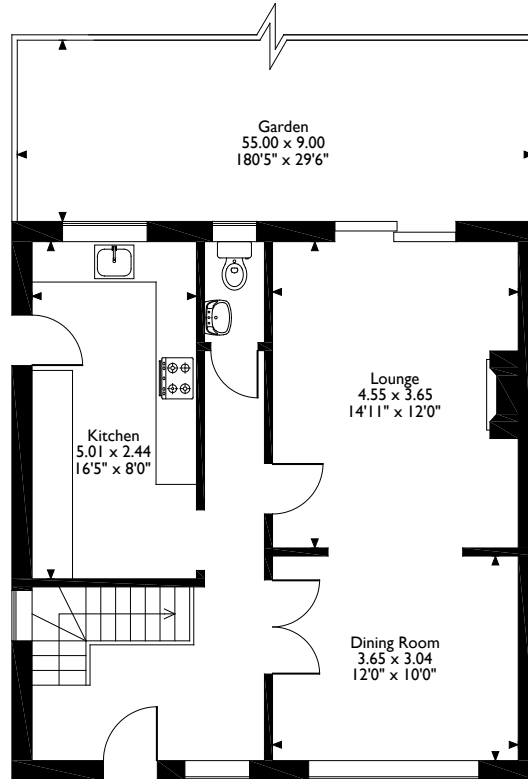
Tenure: Freehold

Local Authority: Three Rivers District Council

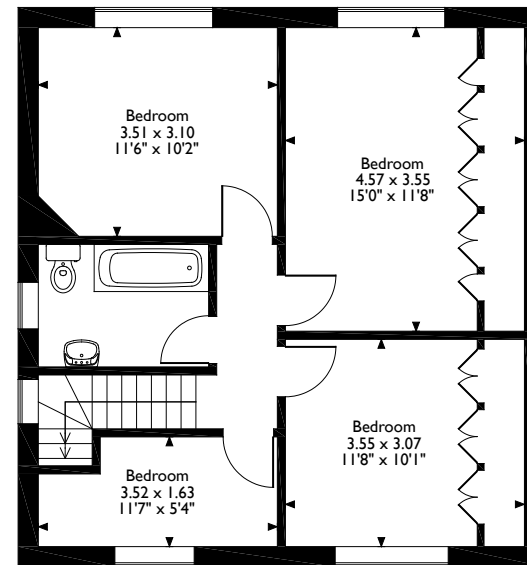
Energy Efficiency Rating: Band D



161 Hampermill Lane, Watford, Hertfordshire
Approximate Gross Internal Area
112 Sq M/1198 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

The Estate Office, 2 North Approach, Moor Park, Northwood, Middlesex HA6 2JQ
Tel: 01923 820622 moorpark@robsonswb.com

www.robsonswb.com

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.