



**Connells**

Little Petherick Hempstead Road  
Watford



## Property Description

Connells are delighted to present this rarely available detached family home, ideally positioned on a highly sought-after and prestigious Hempstead Road.

This impressive property offers generous and versatile accommodation throughout, comprising three spacious reception rooms, a contemporary fully integrated kitchen/diner, five well-proportioned bedrooms, and a stylish four-piece family bathroom suite. Further benefits include two en-suite shower rooms, excellent storage options, and off-street parking for multiple vehicles via a large driveway, along with an additional car port.

Externally, the home boasts a substantial, beautifully landscaped rear garden - perfect for entertaining and family living - while also offering exciting potential to extend (STPP).

Perfectly suited for families, the property enjoys a prime location with excellent access to transport links, including North Watford, Watford Junction, and Watford Metropolitan stations. The M1, M25, and A41 motorways are also easily accessible.

The area is well served by a selection of highly regarded schools, including Watford Boys Grammar School & Nascot Wood Infant and Junior School, along with a range of reputable nurseries and secondary schools.

A variety of local shops and amenities are within easy reach, and Watford High Street and the Shopping Centre are just a short distance away, offering an extensive choice of retail, dining, leisure, and entertainment facilities.

## Entrance Hall

Door to front aspect, window to rear aspect, radiator, stairs to first floor landing.

## Cloakroom

Windows to front aspect, WC, vanity wash hand basin, radiator.

## Living Room

Windows to rear aspect, patio doors to rear garden, feature fire place, radiators.

## Dining Room

Patio doors and windows to rear and side aspect, radiator.

## Playroom

Windows to front and rear aspects, radiators.

## Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to front aspect, sink with drainer, electric eye-level double oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer, breakfast bar.

Dining area with windows to front aspect, radiator.

## Laundry Room

Window to side aspect, plumbing for washing machine, space for tumble dryer, pantry cupboard, door to side access.

## First Floor Landing

Stairs from entrance hall, windows to front and rear aspect, airing cupboard, radiator, loft access.

## Bedroom One

Window to rear and side aspect, range of fitted wardrobes, radiator, door to en-suite.

## En-Suite

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

## Bedroom Two

Window to rear aspect, fitted wardrobe, storage cupboard, radiator, door to en-suite.

## En-Suite

Window to front aspect, WC, bath with mixer taps and overhead shower attachment, wash hand basin, heated towel rail.

## Bedroom Three

Window to rear aspect, radiator.

## Bedroom Four

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Five

Window to front aspect, range of fitted storage, radiator.

## Bathroom

Window to front aspect, bath with mixer taps, shower cubicle, WC, wash hand basin, heated towel rail.

## Outside

### Front Garden

Driveway for multiple vehicles, car port accessed via double doors.

### Rear Garden

An expansive landscaped rear garden, paved patio area, side access, car port area, laid lawn, shrubberies and trees, rear access.

### Car Port









Total floor area 286.5 m<sup>2</sup> (3,084 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.propertybox.io](http://www.propertybox.io)



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6 The Parade  
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EPC Rating: Council Tax  
 Awaited Band: H

Tenure: Freehold

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Property Ref: WTF315259 - 0004