



Hempstead Road, Watford, WD17 3HH  
Guide Price: £1,425,000 Freehold

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# Description

Discover this exceptional four bedroom detached bungalow with annexe and pool house, a truly cherished family home offering expansive accommodation and outstanding potential, all nestled on Hempstead Road.

Boasting generous living spaces, this property includes three reception rooms, making it ideal for both family life and entertaining. The principal bedroom is a private retreat, featuring an ensuite bathroom and a walk-in wardrobe. A further two well proportioned bedrooms and two additional bathrooms ensure ample space and comfort for everyone.

Beyond the main residence, the property truly distinguishes itself with an independent one bedroom annexe, offering versatile living options, alongside a dedicated pool house and sauna. Outside, a secure gated driveway leads to a double garage, providing plenty of parking. The large, South West facing garden is a magnificent outdoor haven, perfect for relaxation and enjoyment.

This well loved home also offers significant potential to extend, subject to the usual planning permissions.





# Key features

- Four bedroom detached bungalow
- Pool house and sauna
- One bedroom annexe
- Large South West facing garden
- Four bathrooms
- Gated driveway
- Garage
- Principle bedroom with ensuite and walk-in wardrobe
- Well loved family home
- Potential to extend STPP



# Floorplan



**Approximate total area<sup>(1)</sup>**  
 2800 ft<sup>2</sup>  
 260.3 m<sup>2</sup>

(1) Excluding balconies and terraces

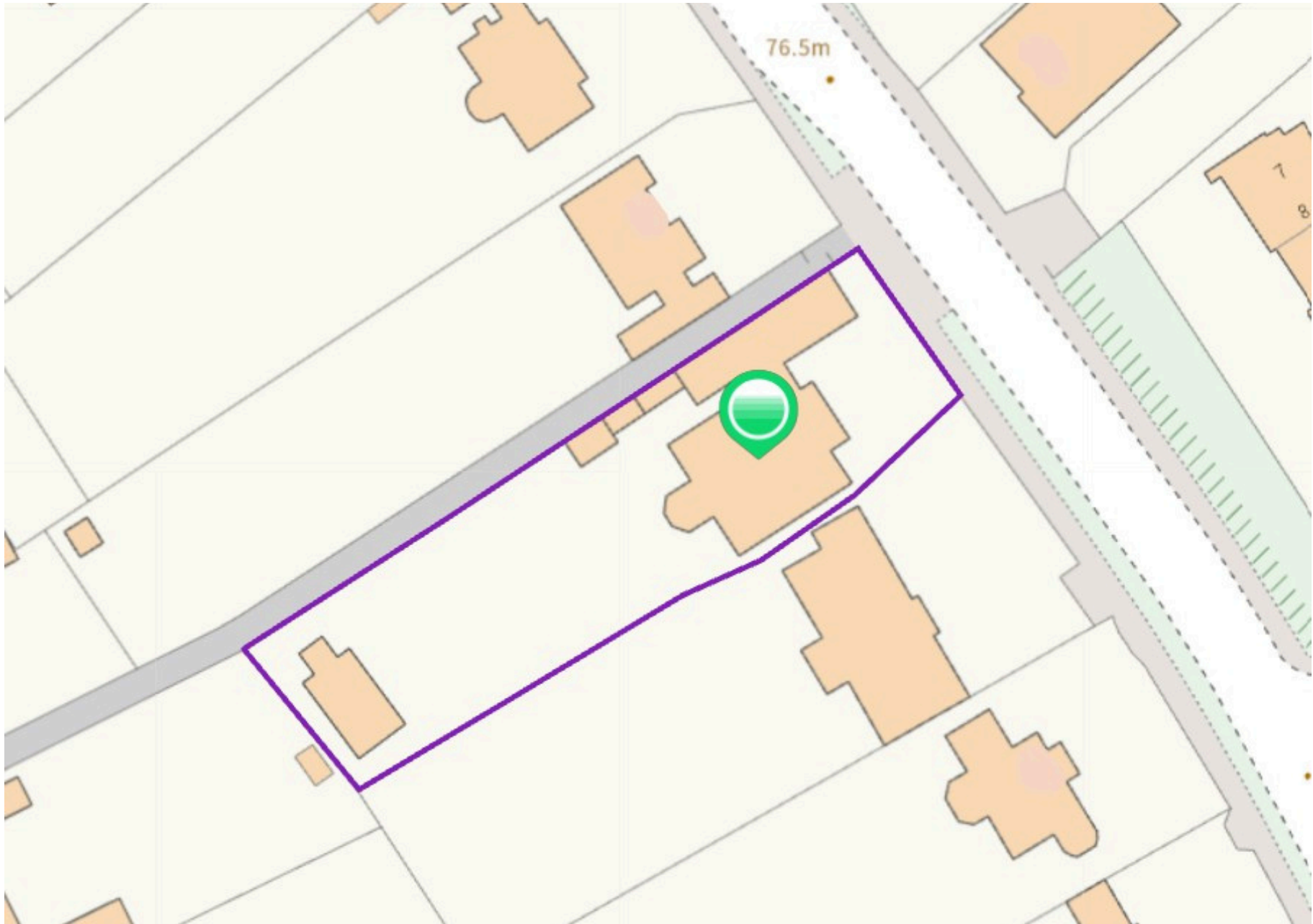
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Floor 0 Building 1

# Boundary





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# Area Information

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

The town also benefits from its close proximity to the world famous Warner Bros. Studio Tour London – The Making of Harry Potter, one of the area's most popular attractions. The nearby Grand Union Canal provides picturesque walking and cycling routes, leading to the highly regarded Cassiobury Park, a beautiful green space offering extensive parkland, woodland and recreational facilities.

The area is surrounded by attractive countryside, with many opportunities for walking and cycling. There is also a wide range of leisure facilities including golf, football, tennis and cricket. Numerous health and fitness clubs are located nearby, providing swimming and sports facilities, while Watford is home to one of England's most prestigious golf destinations, The Grove.

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.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations.

- 1.2 miles to Watford Junction Station
- 1.3 miles to Watford Town Centre
- Nearest Motorway: 0.9 miles to M25
- Council tax band: G
- Local Authority: Watford Borough Council
- Approximate floor area: 2,800 sq ft
- Tenure: Freehold

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 £150.00 per transaction; The Partnership, EMW Law, Woodward Surveyors. For financial services we recommend Nicholas James Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 72 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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