



A WELL PRESENTED 4/5 BEDROOM FAMILY HOME

Hampermill Lane, Watford, WD19 4NT

ROBSONS

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**SEMI-DETACHED • 4/5 BEDROOMS • 4
BATHROOMS • LIVING ROOM • DINING
ROOM • KITCHEN/BREAKFAST ROOM •
UTILITY ROOM • ANNEX • WELL MAINTAINED
REAR GARDEN • DRIVEWAY PARKING AND
GARAGE**

Description

A four/five bedroom semi-detached family home, ideally positioned on Hampermill Lane in the much sought after Oxhey Hall area enjoying front aspect views over open land.

The accommodation briefly comprises of an entrance porch and hall, a light filled lounge with a bay window to the front aspect, a family/dining room with a feature brick fireplace and double doors leading to the patio area, a modern kitchen fitted with white high gloss units, contrasting granite worktops and integrated appliances, a utility room with access to the internal garage and access to the annex which consists of one double bedroom, a small reception room with a kitchenette and a modern shower room.

To the first floor are four good sized bedrooms with three enjoying fitted wardrobes and a family shower room.





The southeast facing rear garden extends to over 120ft in length and is mostly laid to lawn with mature flowerbed borders, a patio seating area and an enclosed BBQ/entertainment area. A driveway at the front provides off street parking for three/four vehicles and access to the garage.

Location

Hampermill Lane is located very close to Carpenders Park and Bushey stations, both providing excellent rail links into Central London and Euston. 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
Council Tax Band: F
Energy Efficiency Rating: tbc

For additional information, please refer to www.robsonsworld.com or call us on: 01923 820622.

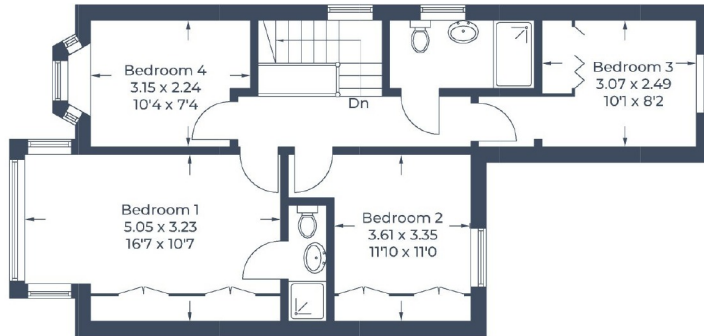


Approximate Gross Internal Area = 174.1 sq m / 1,874 sq ft

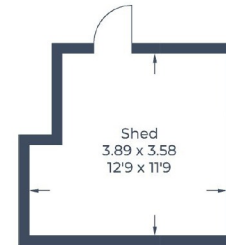
Garage = 12.6 sq m / 136 sq ft

Outbuildings = 42.8 sq m / 461 sq ft

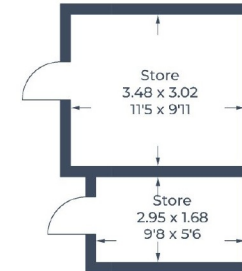
Total = 229.5 sq m / 2,471 sq ft



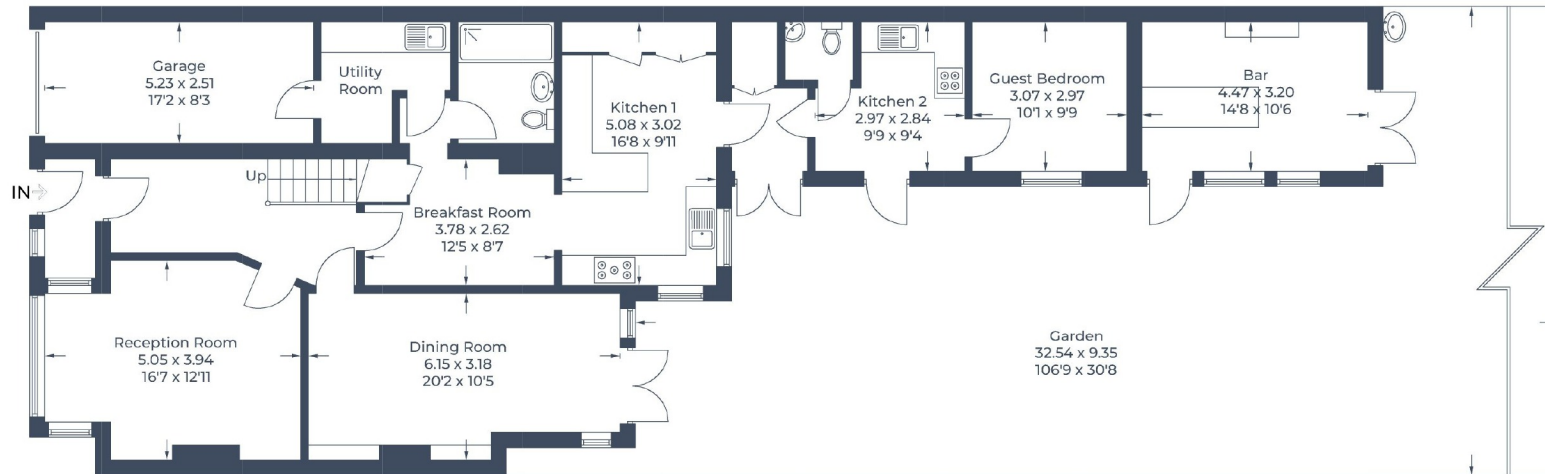
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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