

Hempstead Road, Watford, WD17 3HH

Offers Over £1,600,000

sewell & gardner



The property

A Rarely Available Five Bedroom Detached Home with Exceptional Potential and Private Access to Devereux Drive

A substantial five bedroom detached family home offering approximately 2,581sqft of accommodation, ideally positioned on Hempstead Road, Watford.

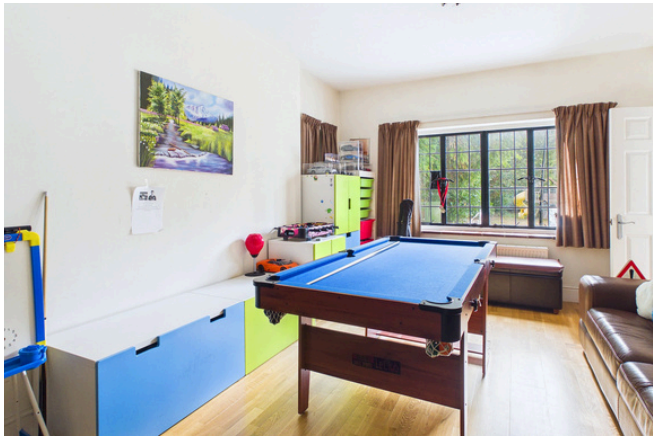
Offering an exciting opportunity for a buyer looking to create their ideal home, the property has considerable potential to modernise, remodel and enhance, subject to the necessary planning consents. The generous proportions, detached position and existing layout provide an excellent foundation for a contemporary family residence.

One of the property's most distinctive features is that it is the only house on Hempstead Road to retain access down to Devereux Drive, providing a particularly rare and valuable aspect to the property and offering excellent potential for those looking for additional access, flexibility or future possibilities.

Internally, the property offers generously proportioned accommodation arranged over a versatile layout, with spacious reception and family areas complemented by a utility room, garage and three bathrooms. While the property would benefit from modernisation, its existing footprint provides an excellent opportunity to create a stylish and highly individual family home.

The combination of its detached position, generous accommodation, garage, utility room, three bathrooms and unique retained access to Devereux Drive makes this an unusually exciting opportunity in this sought-after Watford location.









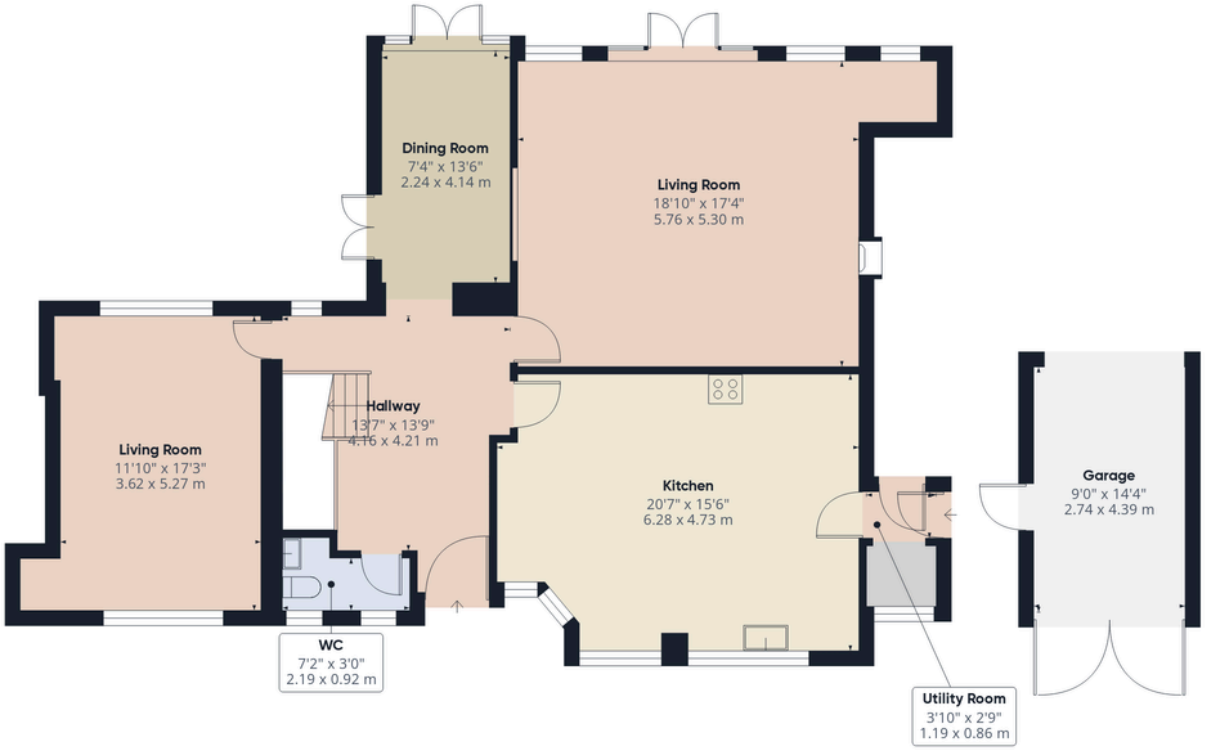




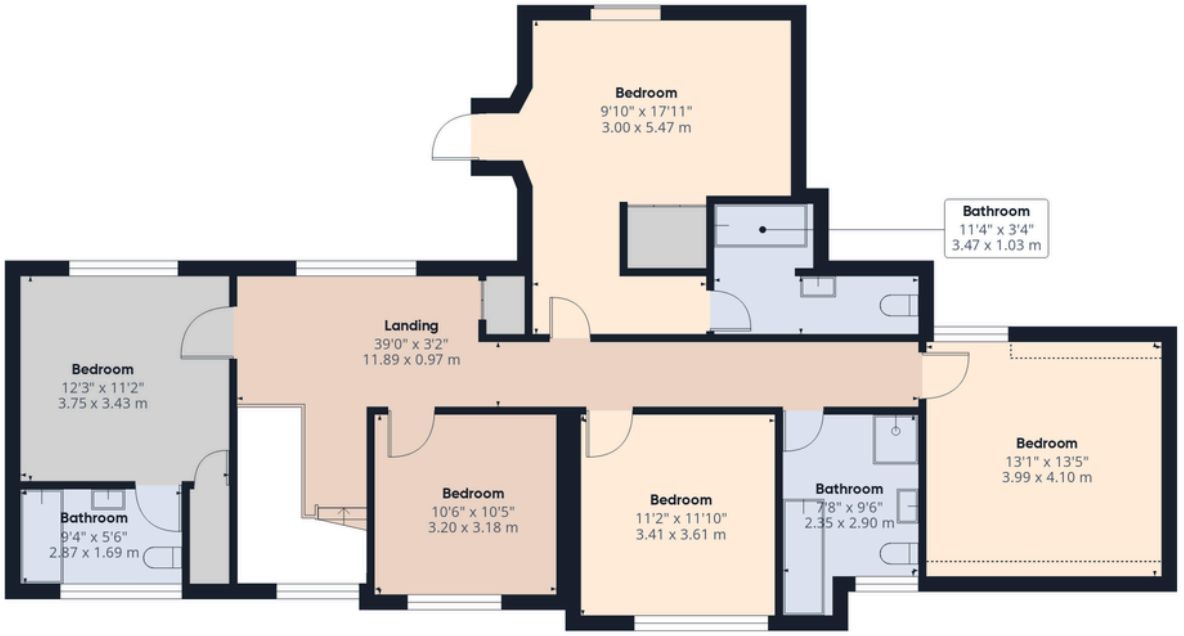








Floor 0



Floor 1



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Approximate total area(1)

2581 ft²

239.7 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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.

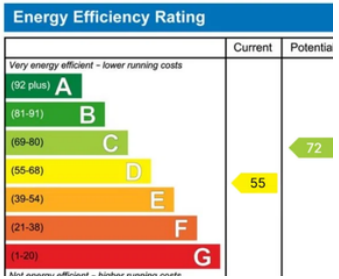
The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

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 £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 and Meridian 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.

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