



Home Park Lodge, Hempstead Road, Watford

Guide price £1,750,000, Freehold







# The property

A beautifully presented 5 bedroom family home, which has recently been the subject of significant refurbishment and provides versatile living accommodation throughout.

This detached 5-bedroom house is prominently located on Hempstead Road, Watford. Built in 1872, 'Home Park Lodge' is one of the original houses on the Hempstead Road and served as the lodge house to Home Farm. The house has undergone significant modernisation and a viewing is recommended to appreciate the accommodation. In brief the house comprises of entrance hall, study, sitting room, TV room, modern fitted kitchen, dining room, utility room, principal suite (with sitting room, bedroom, fitted wardrobe & en-suite bathroom), 4 further double bedrooms, bathroom, shower room and garden room. There is driveway parking for many cars and an approximately 250' south-west facing rear garden with large patio area and several other seating areas.

Local Authority: Watford Borough Council

Approximate floor area: 3400 sq ft

Tenure: Freehold

Council tax band: G





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FAMILY

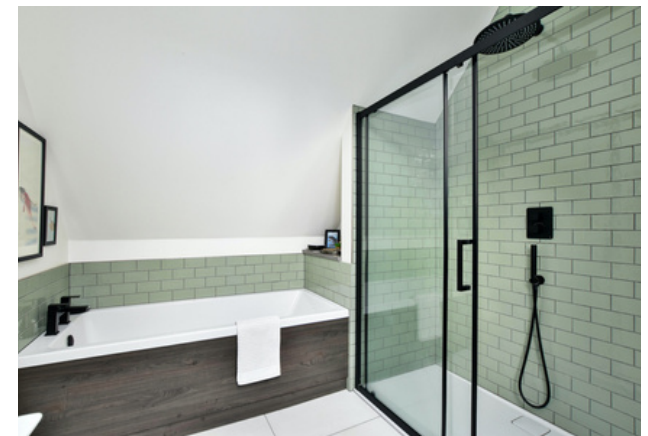




# Eye for detail

This property has been subject to meticulous renovation that seamlessly blends the original architectural features with modern design elements. Here are just a few of the contemporary touches you can see throughout the property.

- Underfloor heating throughout ground floor and principle bedroom suite.
- Individual thermostats to all rooms which can be controlled by a smart phone.
- Lutron lighting system to kitchen, dining room and master bedroom.
- Bespoke full height sliding doors to patio area.
- 330 sq.ft garden room/home office with underfloor heating & bifold doors to decked seating area.
- 'Braverman' fully fitted kitchen to include extensive storage, Quooker cube tap and Bosch appliances.
- Electric car charging point.
- Air conditioning in principle bedroom.







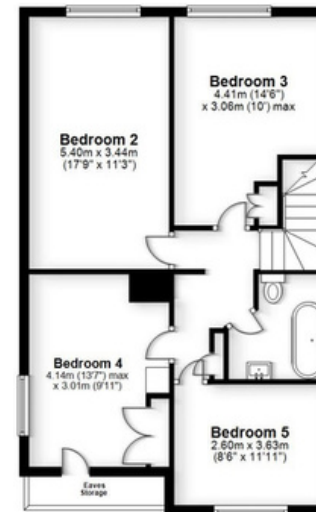
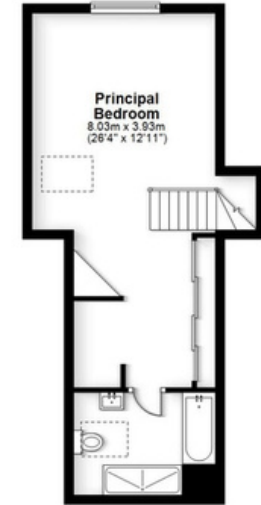




**Ground Floor**  
Approx. 210.6 sq metres (2266.8 sq feet)



**First Floor**  
Approx. 105.6 sq metres (1139.0 sq feet)



Total area: approx. 316.4 sq metres (3405.8 sq feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.







# Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including the Atria shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Hempstead Road is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. The award winning Cassiobury Park is just a 10 minute walk away and is the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, childrens' attractions & a nature reserve.

- 1.5 miles to Watford Junction station
- 1.6 miles to Watford High Street
- Nearest Motorway: 1.5 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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