



Hampermill Lane, Watford

£1,300,000

proffitt  
& holt







## Hampermill Lane

### Watford

Positioned in an elevated location with exceptional views, this substantial five-bedroom detached home perfectly blends modern style with functional family living. The property has been thoughtfully extended, with a prominent feature being the expansive, contemporary kitchen/dining room at the rear. This space serves as the heart of the home, equipped with upscale, stylish fixtures. Large folding doors open out to the beautifully tiered garden, seamlessly connecting indoor and outdoor living areas and making it perfect for entertaining.

Upon entry, you are welcomed by a porch leading into a spacious entrance hall. The ground floor also includes a large lounge ideal for relaxation, and a versatile study suitable for working from home. A practical utility room and a well-appointed downstairs shower room add to the convenience of the home. On the first floor, you'll discover three generously sized bedrooms, each offering comfort and ample space. A modern family bathroom serves these bedrooms, providing stylish convenience for the household.

An impressive loft conversion expands the living space, adding two additional bedrooms along with a contemporary shower room. This versatile area is perfect for a growing family or as a private retreat for guests.

Externally, the property features a driveway leading to an integral garage, ensuring ample parking. The garden, a standout feature, is beautifully tiered over three levels and includes a large shed at the top, ideal for storage or as a workshop. This remarkable home blends modern amenities with practical family needs, situated in a desirable location. Viewing is highly recommended to appreciate the quality and space it has to offer.





## Hampermill Lane

### Watford

South Oxhey is served by London Overground rail services from Carpenders Park railway station. Trains run from Watford Junction to London Euston every 20 minutes (every 30 minutes in the evenings) in either direction.

South Oxhey is a suburban settlement, located south of Watford. The suburb was built on land that was formerly part of the estate of Oxhey Place, an estate that dates back to Elizabethan times.

Oxhey Woods is a 98 hectare Local Nature Reserve in South Oxhey and some areas date back to the last Ice Age and the range of habitats make it an important ecological site.

Council Tax band: C

(Three Rivers District Council)

Tenure: Freehold

EPC Energy Efficiency Rating: C







*'For broadband and mobile speeds see:*

*<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*

### Features

- Five Bedrooms
- Three Bathrooms
- Loft Conversion
- Modern Kitchen/Diner
- Open Plan Living
- Lounge and Study
- Utility Room
- Three-Level Tiered Garden
- Driveway and Garage
- Exceptional Views





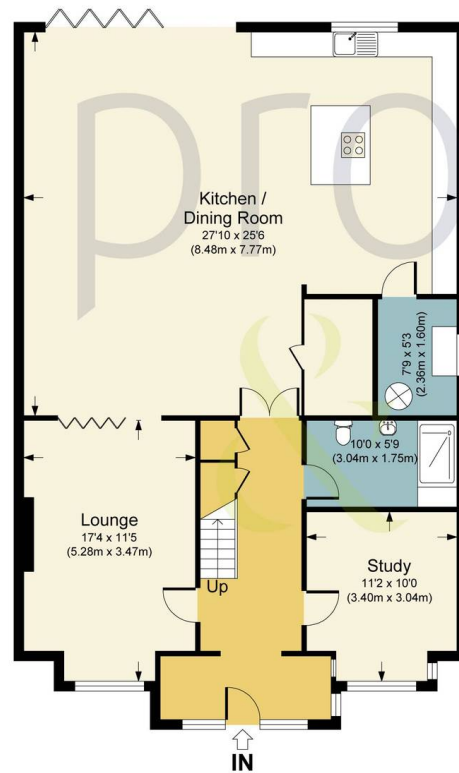
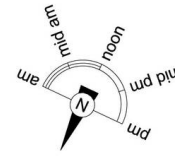
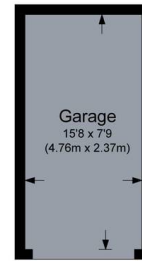
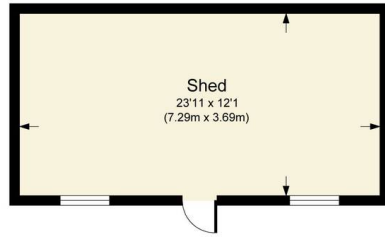




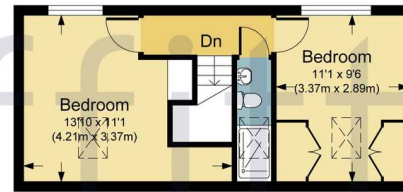




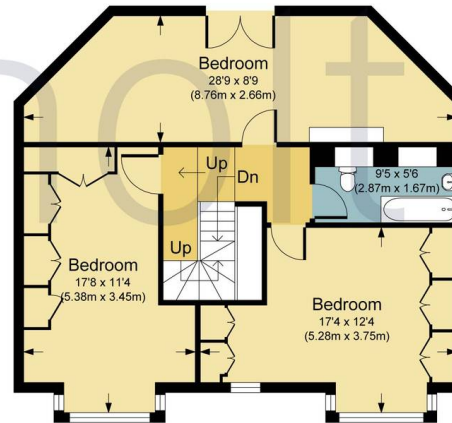




Ground Floor



Second Floor



First Floor

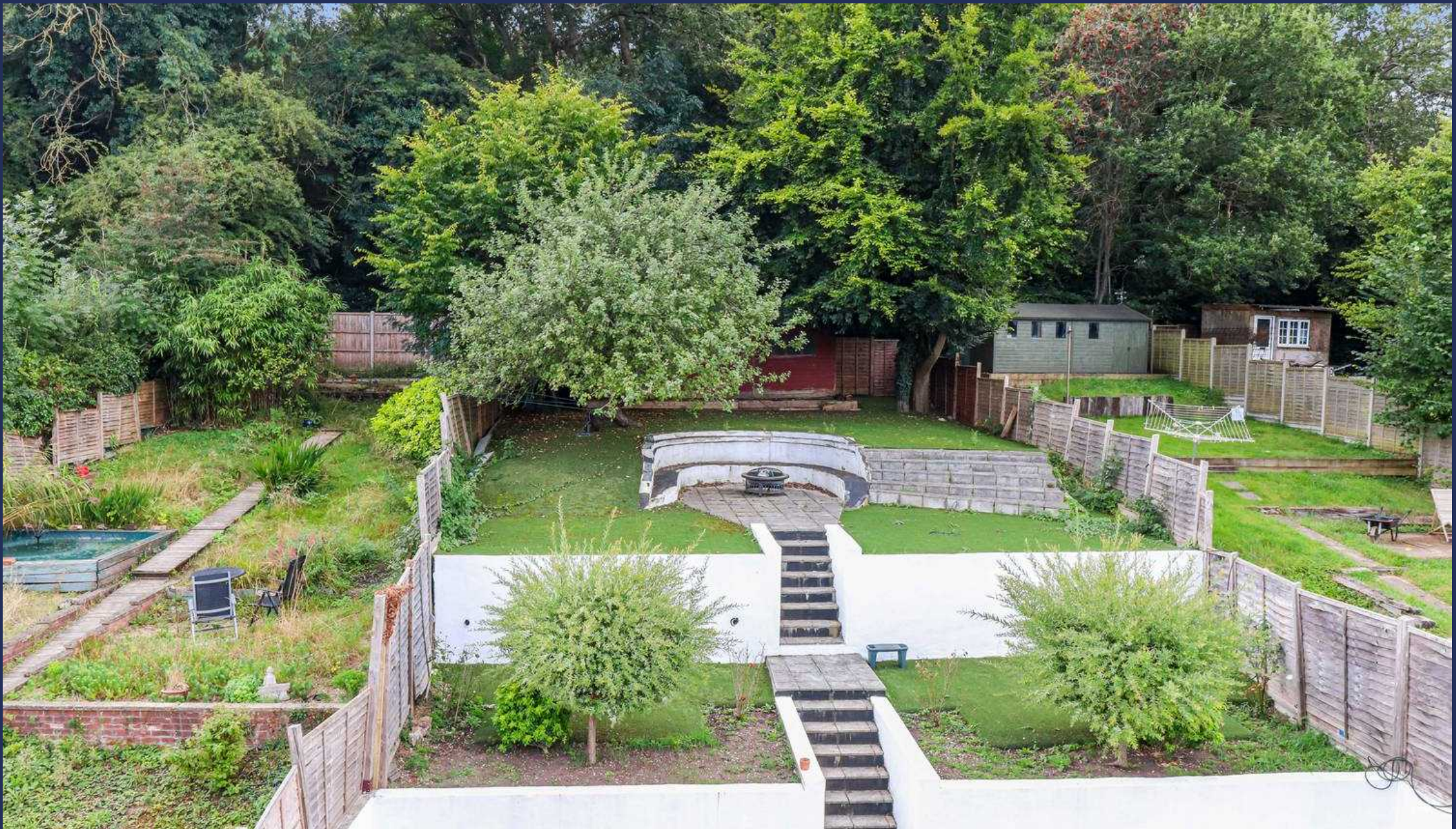
HAMPERMILL LANE, WD19

APPROX. GROSS INTERNAL FLOOR AREA 2642.32 SQ FT / 245.48 SQ M. INC SHED & GARAGE

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# Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

