



Hampden Way, Watford

In Excess of £1,200,000

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Hampden Way

Watford

Proffitt & Holt are proud to present this exceptional five-bedroom detached family home, complete with an expansive one-bedroom annexe. Thoughtfully extended by the current owners, the property offers a wealth of versatile living space, ideal for multi-generational families or those seeking flexible accommodation options.

The main house and annexe combine to offer over 2,950 sq. ft. of living space, blending modern luxury with everyday comfort. The heart of the home is the stylish, contemporary kitchen, which features a central island with hob, four ovens, underfloor heating, and integrated appliances. This opens up to a spacious dining area with patio doors leading out to the rear garden, making it a fantastic space for entertaining. The ground floor also benefits from a high-spec WC and a bright, inviting lounge.

Upstairs, the first floor landing leads to four bedrooms, including the impressive master suite. The master bedroom boasts a dressing room and a stunning mezzanine en-suite bathroom, which is finished to a high standard and a real standout feature of the property. The second bedroom also benefits from an en-suite bathroom. A well-appointed family bathroom completes the first floor accommodation.

The one-bedroom annexe offers an additional 750 sq. ft. of living space, including a modern kitchen, bathroom, lounge, WC, and dining area, making it perfect for extended family members or guests. The property can easily be converted back to a single family dwelling by removal of internal ground floor walls and garden fence

Outside, the property features a wide rear patio, ideal for outdoor dining and relaxation, while the front provides ample parking with block paving and potential for a garage or workshop (subject to planning permission).

This superb property is offered with no onward chain and is an outstanding opportunity for those seeking a modern, well-maintained family home in a desirable location. Viewings are highly recommended.



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The property is situated within the catchment area of several schools and close to local shops, amenities. For the commuter the M1 and M25 motorways can be reached, and within a short drive to Watford Junction Station providing fast and frequent services into London Euston. Watford town centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

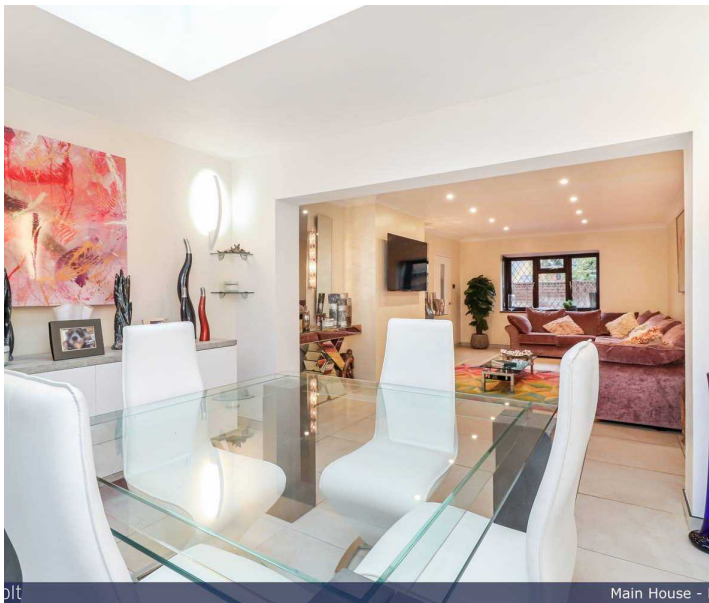
Council Tax band: E

Tenure: Freehold

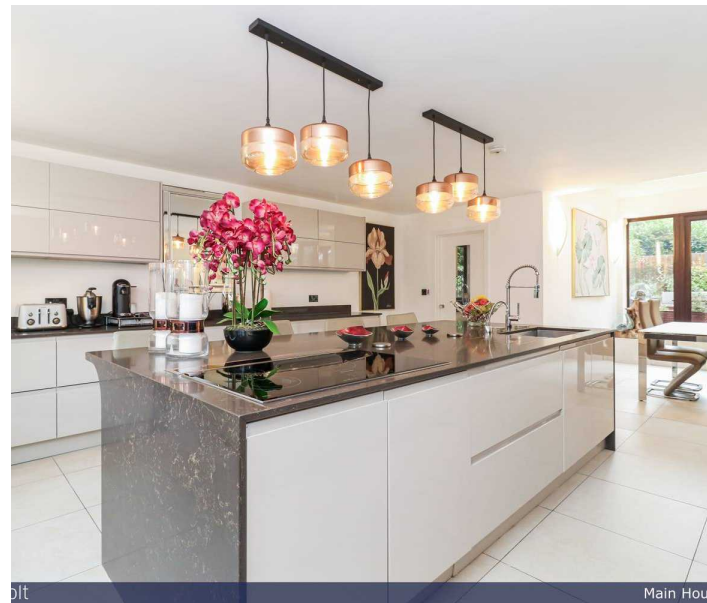
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- South-Facing Garden
- Five Bedroom, Detached Home
- No Upper Chain
- Driveway Parking
- High-Specification Throughout
- Quiet Cul de Sac Location Within easy reach of Commuter routes
- Large Master Bedroom suite with Dressing Room and mezzanine bathroom
- Additional One bedroom annexe, WITH SEPERATE ENTRANCE AND GARDEN, with kitchen bathroom & WC



Main House - t



Main House



For broadband and mobile speeds see:

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

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

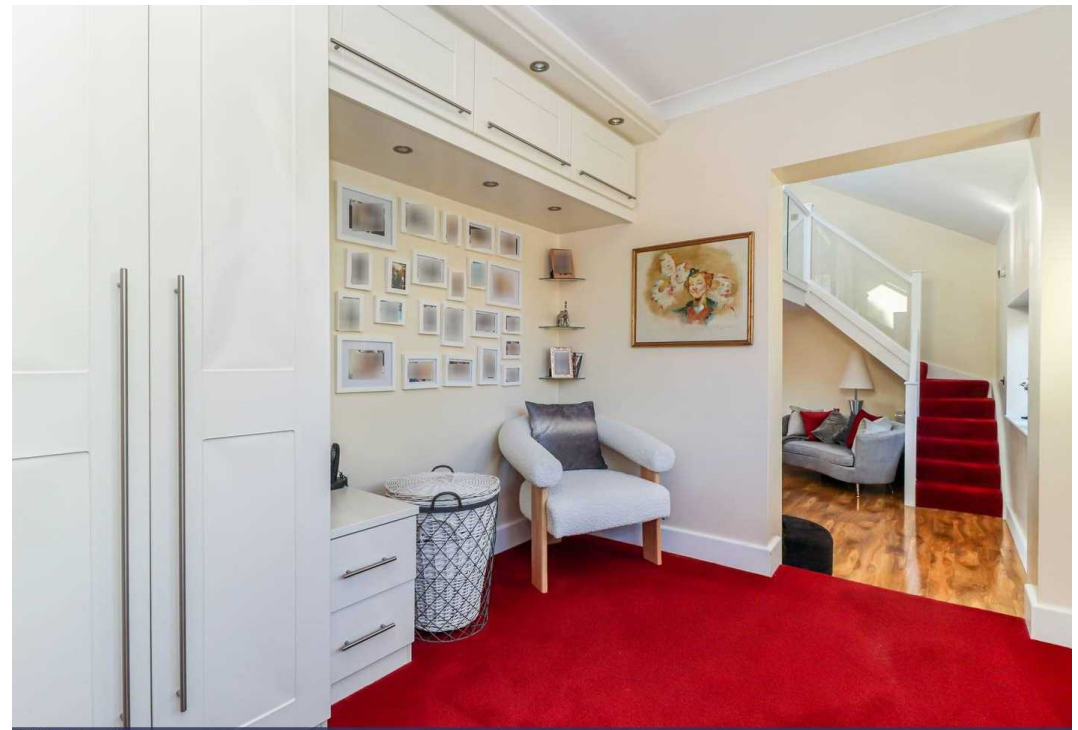
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





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Main House - Breakfast Area



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Main House - Dressing Room



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Main House - Master Bedroom



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Main House - Mezzanine En Suite





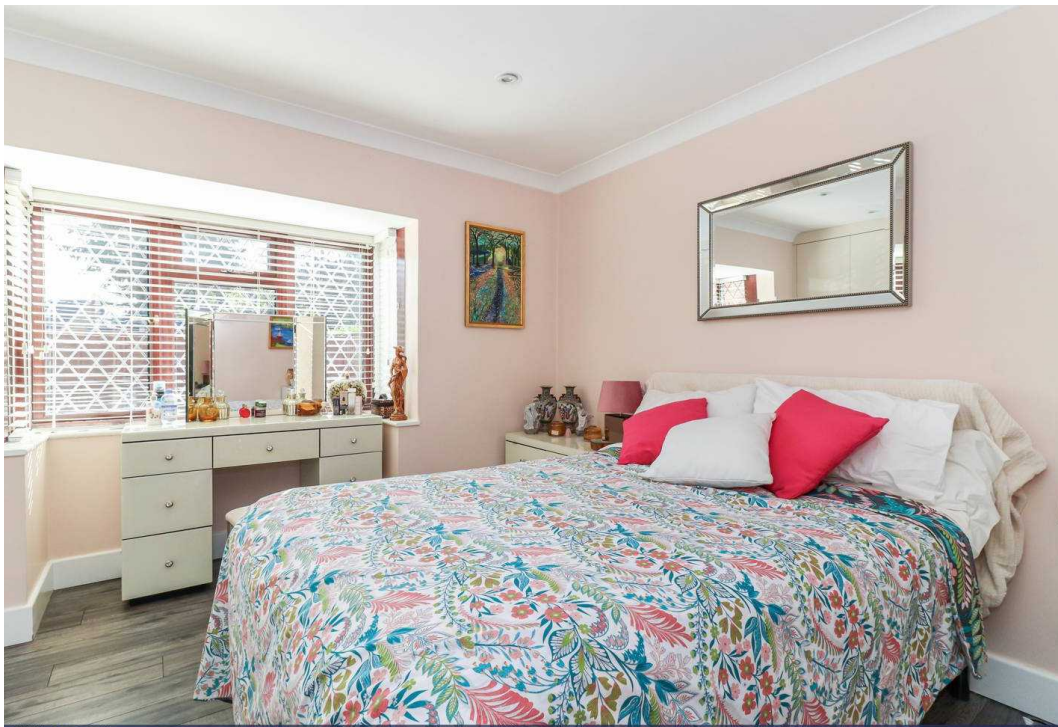
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Annexe - Living Room



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Annexe - Kitchen



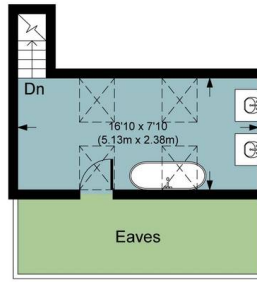
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Annexe - Bedroom

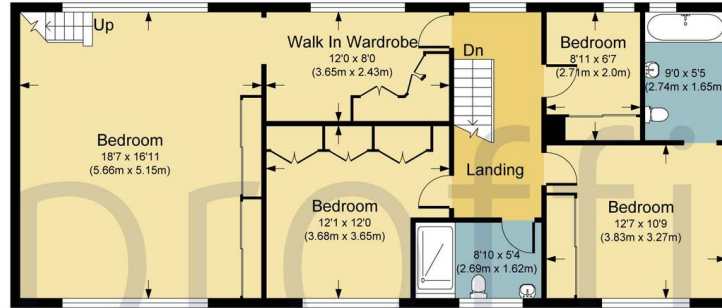
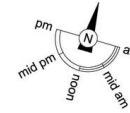


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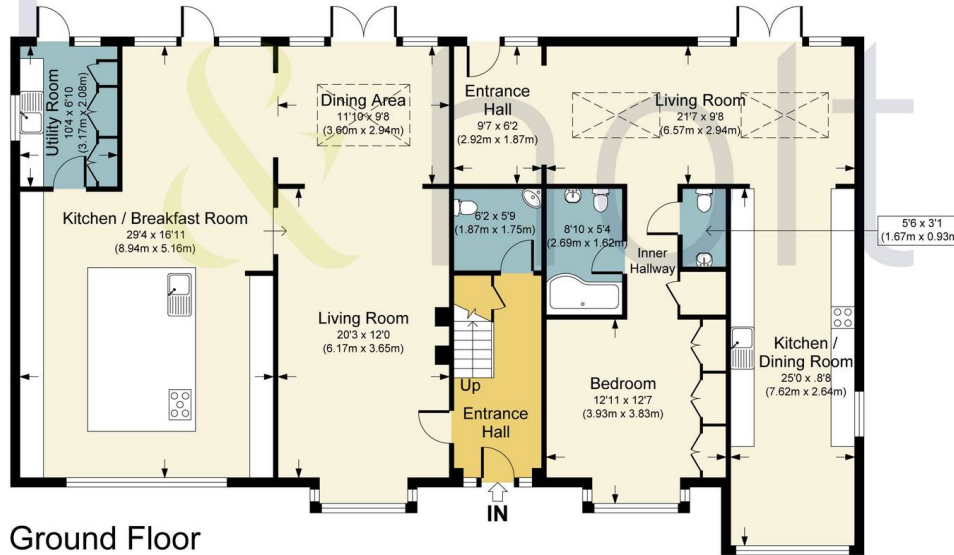
Annexe - Garden



Second Floor



First Floor



Ground Floor

HAMPDEN WAY, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2957 SQ FT / 274.74 SQ M
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Proffitt & Holt – Watford

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