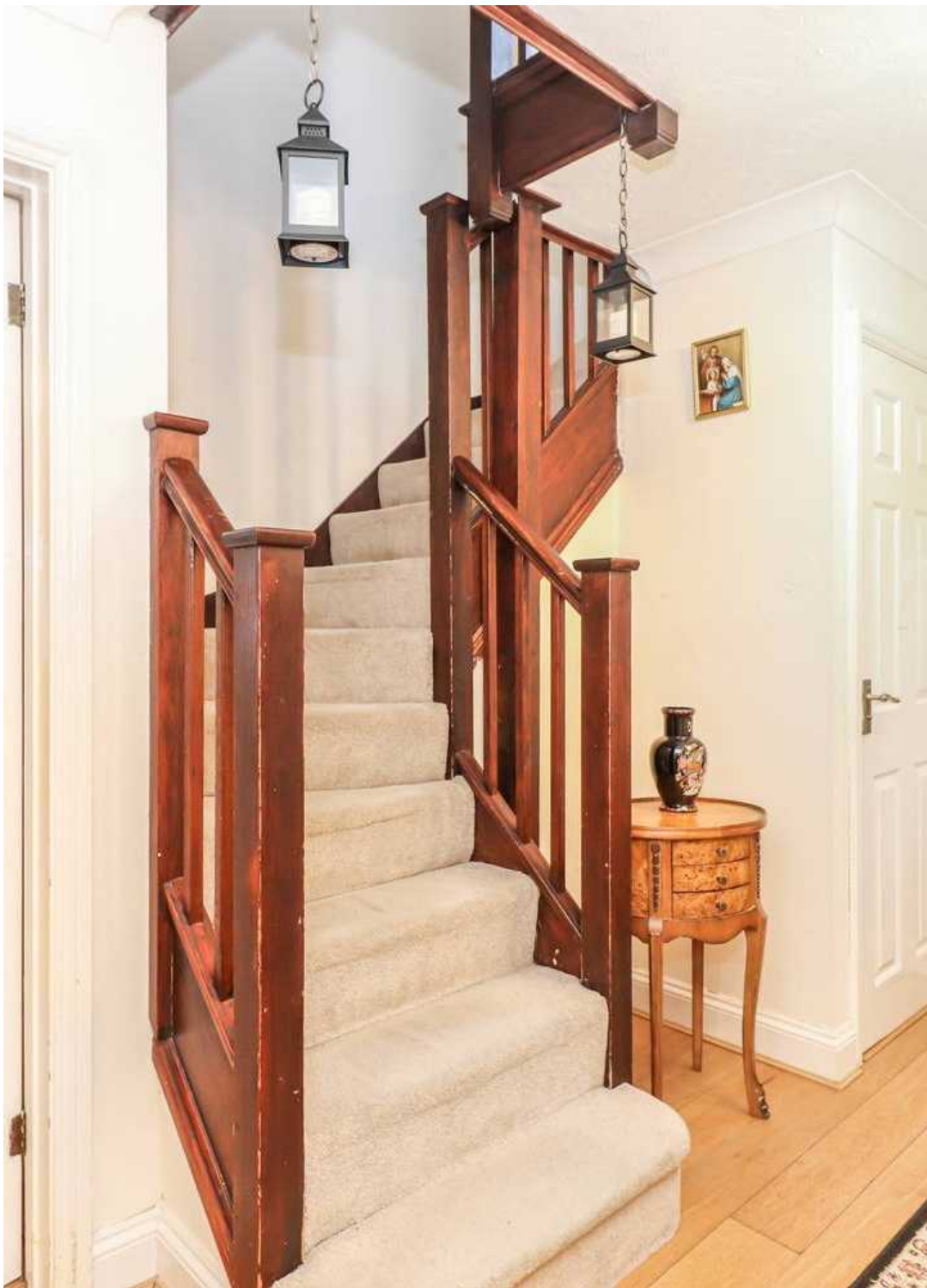




249 Hempstead Road, Watford
£1,085,000

proffitt
& holt





249 Hempstead Road

Watford, Watford

Proffitt & Holt are pleased to bring to market this well-presented four-bedroom detached home, offering generous accommodation across two floors, ideal for modern family living. Situated on a sizeable plot, the property features a large driveway with parking for several vehicles, an integral garage, and a private rear garden.

The ground floor comprises an entrance hall, a convenient downstairs cloakroom, a spacious living room, a separate dining room, a study, and a fully fitted kitchen. On the first floor, there are four well-proportioned bedrooms, including a master with an en-suite, as well as a family bathroom.

Outside, the rear garden benefits from a substantial outbuilding currently set up as a home cinema, offering versatile space suitable for a gym, home office, or playroom. The garden itself is well-maintained and provides plenty of space for outdoor activities and entertaining.

This property is perfect for those seeking generous living space, convenience, and versatility in a desirable location. Contact Proffitt & Holt to book a viewing.





249 Hempstead Road

Watford, Watford

The property is situated on the prestigious Hempstead Road, and is ideally situated for easy access to Watford's busy town centre, with its multiple shopping, transport and entertainment facilities, including Watford Junction station which provides a swift and frequent service into London - Euston (20 mins) and Watford Metropolitan Line underground station. For the road user, access to the motorway network is also close-by, with both the M25 & M1 motorways being accessible, typically, within a 5-10 minute drive. Also close-by is the extensive parkland of Cassiobury Park and The Grove Hotel with its Championship Golf Course and restaurants.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Home
- Four Bedrooms
- Two Bathrooms
- Modern Kitchen
- Lounge
- Dining Room
- Study
- Large Driveway
- Versatile Outbuilding



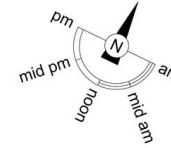
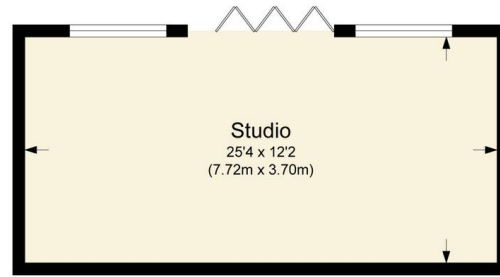


Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	11 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	220 Mbps	

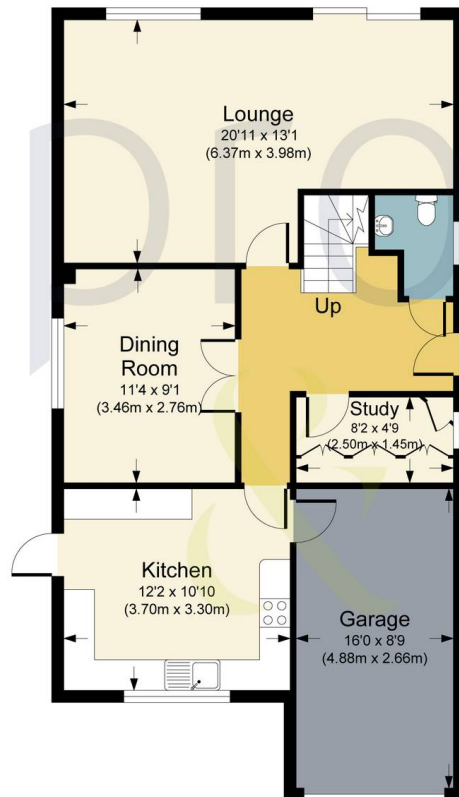
Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely



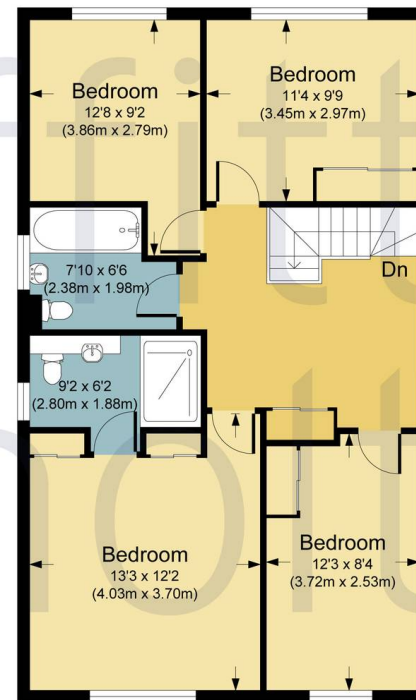




Outbuilding



Ground Floor



First Floor

HEMPSTEAD ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1857.42 SQ FT / 172.56 SQ M. INC. GARAGE & OUTBUILDING

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Proffitt & Holt – Watford

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