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in many forms...



**Watford**  
GUIDE PRICE £1,100,000

Watford

GUIDE PRICE

£1,100,000

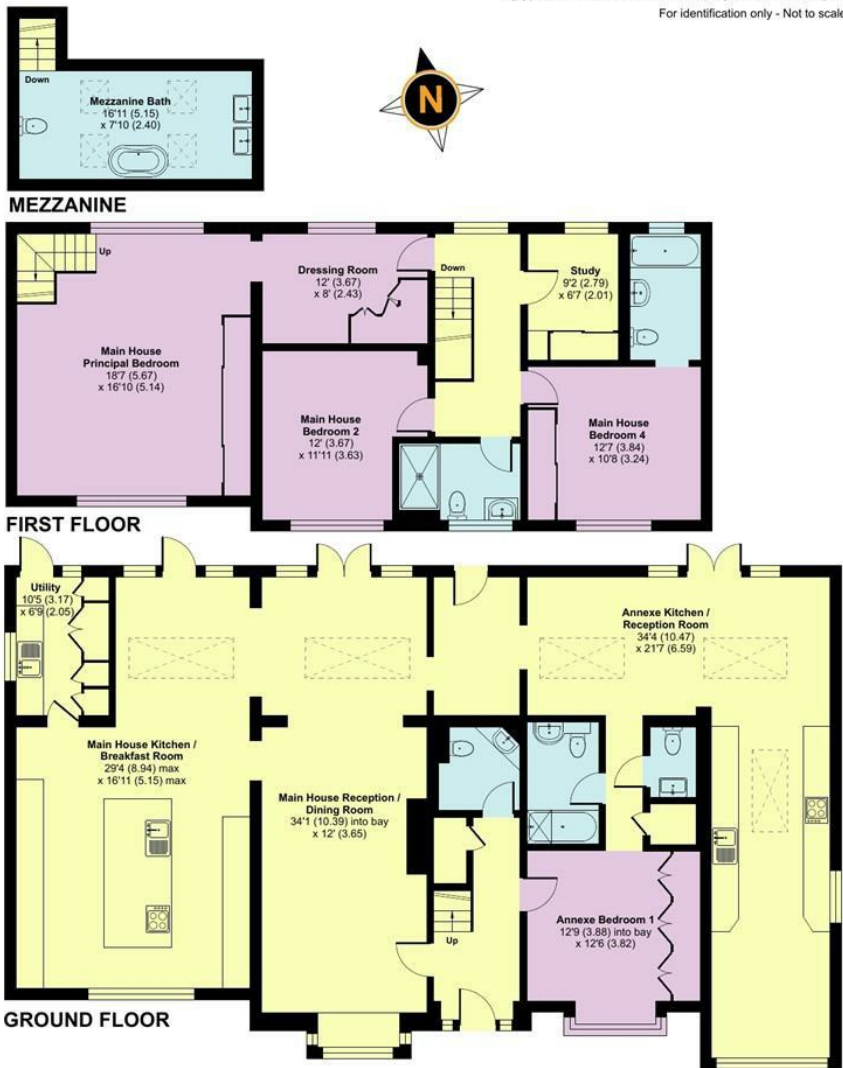
Sterling are delighted to offer for sale a very flexible family home with four bedrooms in the main house and a ground floor one bedroom annex with its own front door and private garden. Both the main house and the annex are exceptionally well presented and positioned in a wonderful cul-de-sac location in a prime location within Watford.



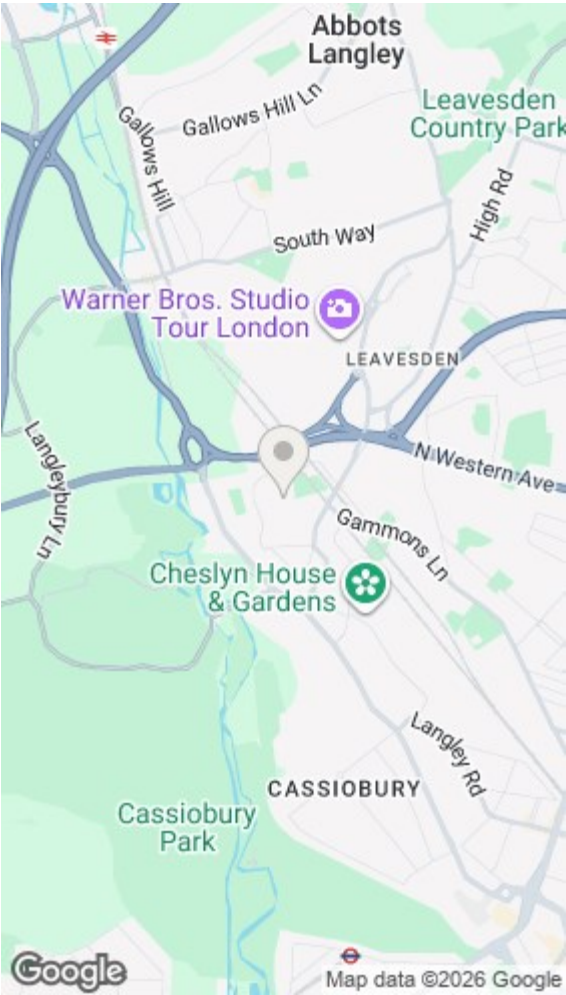
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Hampden Way, Watford, WD17

Approximate Area = 3008 sq ft / 279.4 sq m  
For identification only - Not to scale

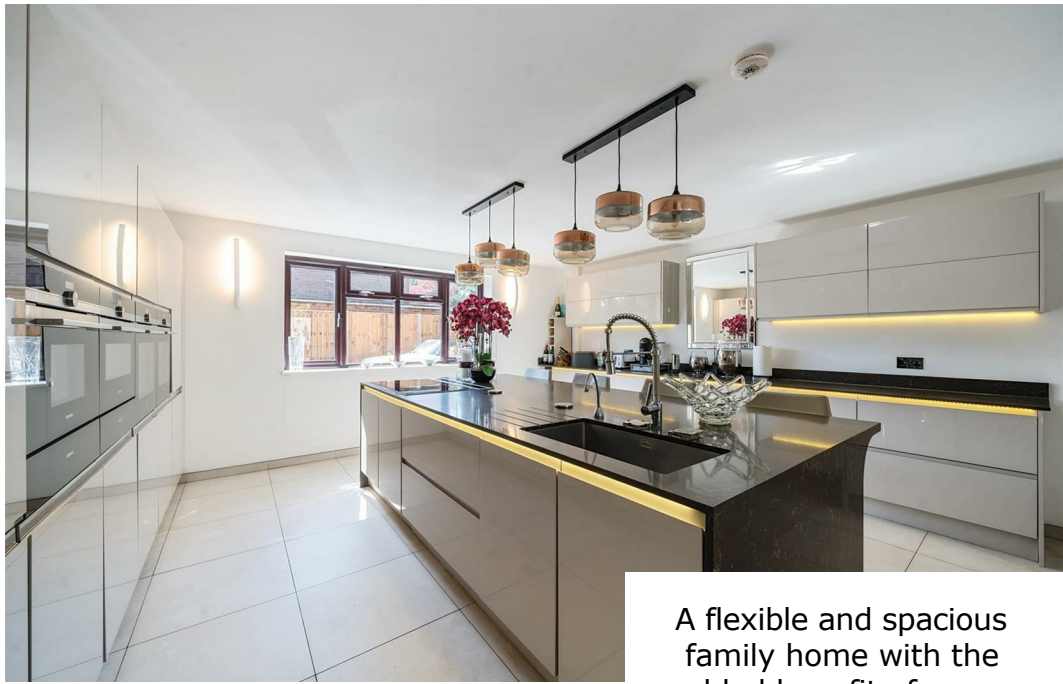


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sterling Homes. REF: 1271588.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |





A flexible and spacious family home with the added benefit of a one bedroom annexe with a separate entrance.



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#### Ground Floor

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.

#### First Floor

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 Annex

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

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).

#### The Location

Watford town centre is approximately 1.5 miles distant with its excellent selection of shops, including the atria Centre. Transport facilities include the Metropolitan Line at Watford station and the main line to Euston from Watford Junction (approx. 20 mins on faster trains). Road links are excellent with J5/6 of the M1 and J19/20/21 of the M25 providing access to the national motorway network and airports. There is a good selection of outstanding schools locally, both state and private, to include Watford Boys and Girls Grammar Schools, Cassiobury Junior School, Nascot Wood Primary, Haberdashers Boys and Girls Schools, Merchant Taylors' and York House. Cassiobury Park is a thriving green space integral to Watford town and has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The Grove Country Club is just over a mile away. The river Gade and the Grand Union Canal run through the nearby Cassiobury Park providing walking trails and there are a number of golf courses locally including West Herts, Sandy Lodge, Aldenham and The Hertsmeare.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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