



**Hampden Way, Watford**  
**Hertfordshire, WD17 4SS**





## Hampden Way

A quite stunning, brand new detached family home, set within a quiet cul-de-sac on the Nascot Wood borders. The property has been built to a high specification by award winning development firm, Revere Homes of Bourne End, Hertfordshire.

Internally the property will offer a welcoming hallway, which leads to all of the ground floor spaces, whilst stairs take you to the first floor. A formal lounge is an ideal place to relax and unwind and decorated in a neutral pallet of colours, with two sets of French doors that take you to the private garden. A separate study is located just off the hallway, which could be utilised as a T/V room or playroom. The open plan kitchen/dining/family room offers bespoke fitted units, with a range of integrated appliances, a central island unit gives definition to the spaces, whilst French doors take you to the rear garden. The remaining ground floor areas comprise of a separate utility/laundry room and a guest cloakroom, which is located just off the hallway. The first floor offers a wide landing area, with doors leading to all of the bedrooms. The principal bedroom is located at the front of the house and offers fitted wardrobes and an en suite shower room. The remaining bedrooms, all doubles, offer fitted wardrobes/storage and are served by a family sized bathroom.

Externally, the property will offer a corner plot garden, which will be laid mostly to lawn with new planting and a terraced/patio area leading directly from the property. External lighting and a water tap will be provided, whilst parking for several vehicles, with the provision for an electric car charge point, will be located at the front of the house.







## Features

- Brand New Detached Family Home
- Built & Ready to Move Into
- High Specification
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining/Family Room
- Guest Cloakroom
- Two First Floor Bathrooms
- Underfloor Heating to the Ground Floor
- Solar Panels
- Electric Car Charging Preparation
- Build Zone Warranty
- Private Parking
- Corner Plot Gardens
- EER Predicted: A

## Location

Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.





## 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.

### Tenure

Freehold

### Council tax

We are advised that the property is in Council Tax Band TBC.

### Local authority

Watford Borough Council

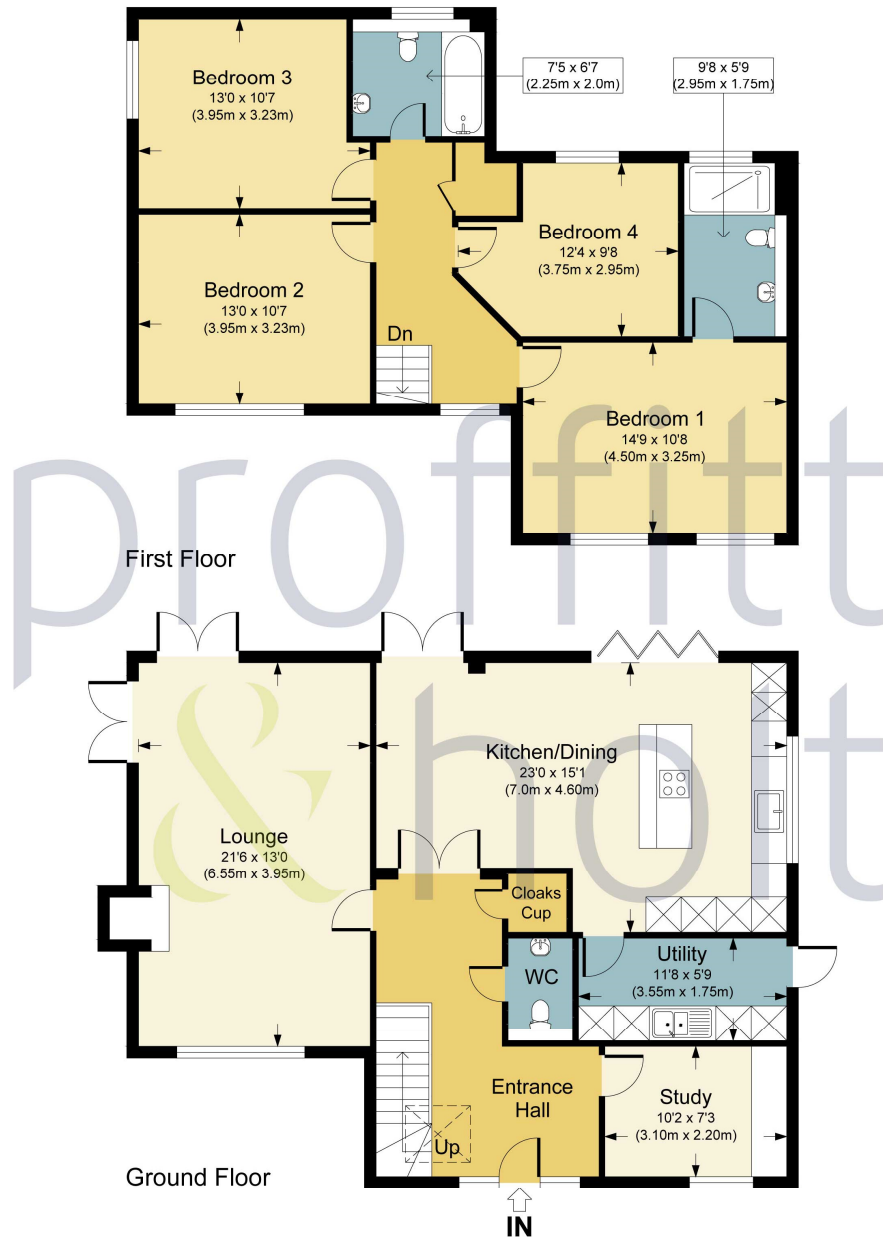
### Viewing

Strictly by appointment only; please contact Proffitt & Holt on 01923 222522.

PREDICTED

ENERGY EFFICIENCY RATING: A





**HAMPDEN WAY, WATFORD**

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**Agent's Notes:** Proffitt & Holt Partnership have prepared these particulars as a general guide for the assistance of purchasers. We have not carried out any form of survey, neither have we tested services or specific fittings and are therefore unable to confirm that they are satisfactory for their desired purpose. Measurements are approximate and should not be relied upon when ordering carpets or furnishings. No person in the employment of Proffitt & Holt Partnership has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. Whilst we endeavour to make our sales details accurate and reliable, if there are any points which are of particular concern to you, please contact this office and we will be pleased to check the information for you, particularly if you are travelling some distance to view the property.