



# Hampden Way

Watford, Hertfordshire, WD17 4SS

Bright and inviting, the home is ideal for families looking for a contemporary and stylish living space with a high-specification WC and lounge area completing the downstairs accommodation.

- EXTENDED FAMILY HOME
- ONE BEDROOM ANNEXE WITH PRIVATE ENTRANCE
- SPACIOUS MODERN FITTED KITCHEN
- MASTER BEDROOM SUITE WITH MEZZANINE BATHROOM
- PARKING FOR MULTIPLE VEHICLES
- WIDE REAR GARDEN
- HIGH-SPECIFICATION FINISHED WC
- OPEN PLAN DINING / LOUNGE AREA
- CUL-DE-SAC LOCATION
- WITHIN REACH OF MAIN COMMUTER ROUTES
- PERFECT LOCATION FOR FAMILIES
- MULTI-GENERATION FAMILIES

Guide Price - £1,400,000





Castles Estate Agents are pleased to offer for sale this stunning FOUR bedroom DETACHED family home, with its very own spacious ONE bedroom ANNEXE attached, perfect for the multi-generational family, offering a versatile array of living options. The property has been vastly extended by the current owners with a 'leave no stone unturned' attention paid to the design and quality of the work carried out throughout both the main residence and the annexe.

Boasting five bedrooms in total the property and its annexe offer in excess of 2940 sqft combined, offering a perfect blend of luxury and comfort for all families. The main house is impeccably maintained and exudes sophistication throughout with an ultra-modern kitchen offering no less than four ovens, a large central island with hob & a boiling taps, underfloor heating, integrated appliances, opening to a large dining area with doors opening out to the rear garden, perfect for social gathering & entertaining space.

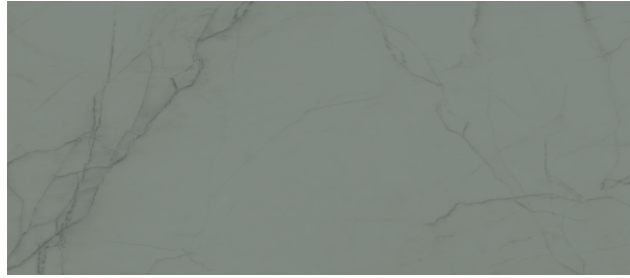
To the first floor the landing gives access to all bedrooms, family bathroom and the spacious master bedroom, with a dressing room and a raised MEZZANINE en-suite bathroom which is finished to a high standard and is the valuers favourite room within the property.

The ONE BEDROOM Annexe offers more than 750sqft of accommodation and comprises: Entrance hall, lounge, dining area, spacious modern fitted kitchen, inner hallway, bathroom, and bedroom with a front aspect.

The property features a wide rear patio garden, perfect for outdoor entertaining or relaxation, whilst the front has block paving providing parking for multiple vehicles and space for a potential garage/workshop (STPP).





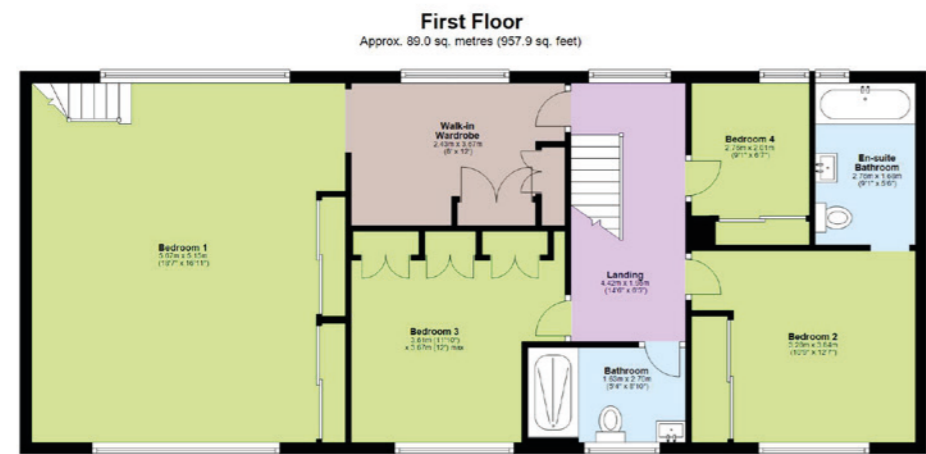
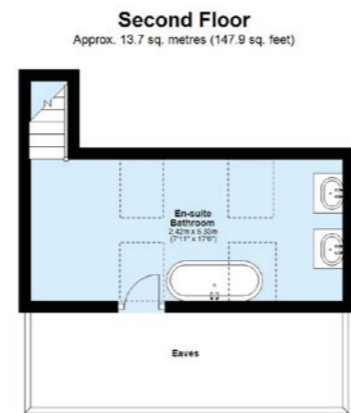
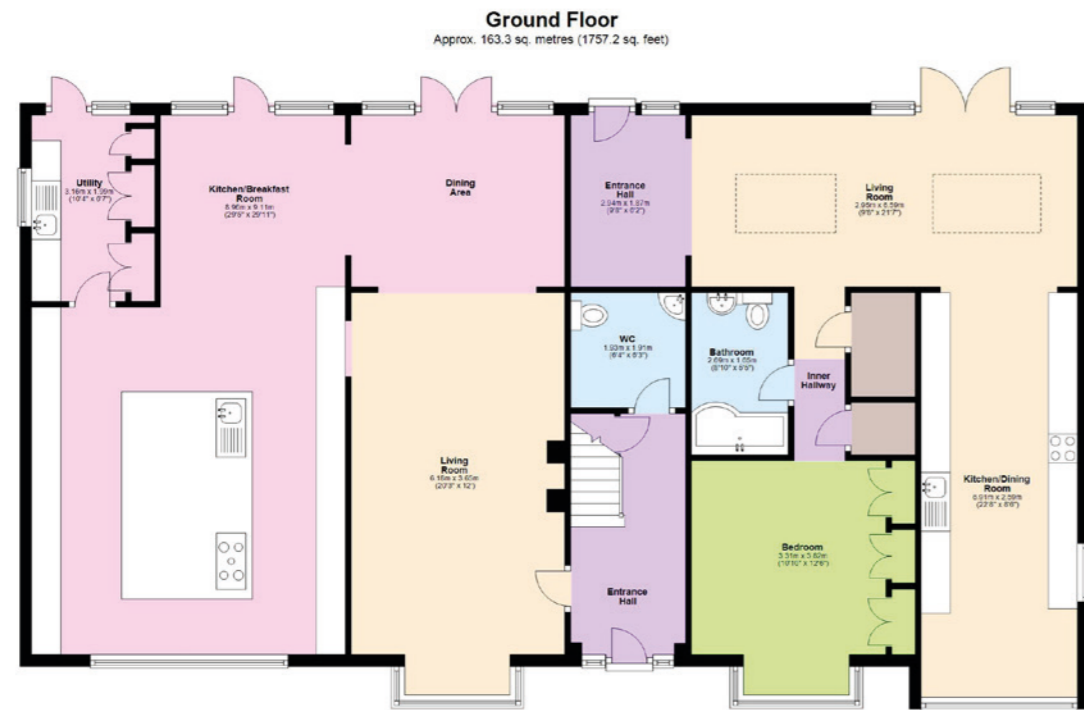


**LOCATION**  
Nestled in Watford, this property boasts proximity to shops, eateries, and amenities for convenient daily living. With Bushey and Watford train stations nearby, commuting to central London is effortless, complemented by easy access to the M25 and M1 motorways for drivers. Offering a prime blend of urban convenience and suburban tranquility, this location is perfect for modern living with excellent transport links and local amenities right at hand.

This home is both accessible and homely, making it a must-see for discerning buyers seeking a modern and well-maintained residence. Don't miss the opportunity to make this property your own and enjoy the lifestyle it offers.







Total area: approx. 266.0 sq. metres (2863.0 sq. feet)  
 This floorplan is not to scale, it's for guidance only and accuracy is not guaranteed.  
 Plan produced using PlanUp.



EPC Rating: C  
 Council Tax Band: E



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