



**3 Hamilton Road, Watford**

Guide Price **£500,000**



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## 3 Hamilton Road

Watford, Watford



A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACE HOUSE LOCATED ON A POPULAR RESIDENTIAL ROAD IN SOUTH OXHEY LOCATED WITHIN A SHORT WALK OF CARPENDERS PARK STATION.

Situated on a popular residential road in the heart of **South Oxhey**, this well-proportioned **three bedroom terraced house** offers comfortable family living with excellent access to local amenities, schools, and Carpenders park station which provides a frequent and reliable transport to Euston & Watford Junction.

The property welcomes you with a entrance hallway leading through to a **spacious reception room with feature media wall**, ideal for both relaxing and entertaining. To the rear, a **generous kitchen/dining area** provides ample storage and workspace, with direct access to the garden – perfect for everyday family life and summer gatherings.

Upstairs, this family home offers **three well-sized bedrooms**, each offering flexibility for family members, guests, or home-office use. A fully tiled modern family bathroom completes the first-floor accommodation.

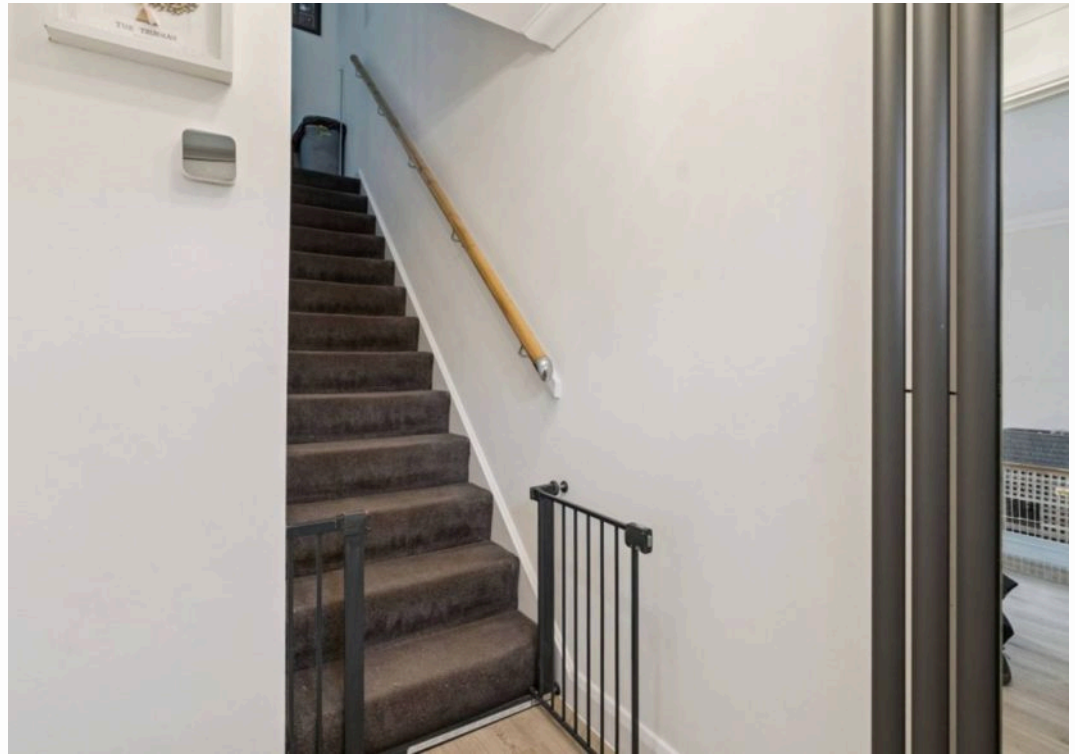
Externally, the property benefits from a **private rear garden**, which is east facing and approximately 50 ft in length providing a peaceful outdoor space with plenty of potential for landscaping or extension (subject to the usual planning permissions).

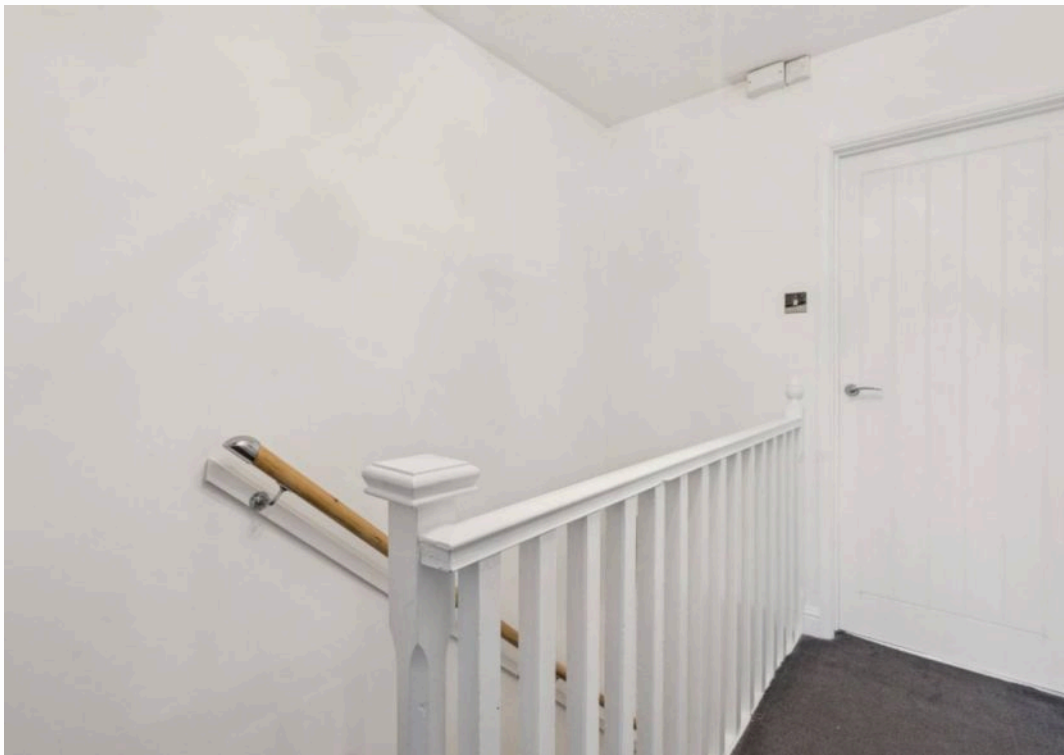
Hamilton Road is conveniently located close to **local shops, schools, parks, and transport connections**, making it an ideal choice for families, first-time buyers, or investors alike.

Council Tax band: D

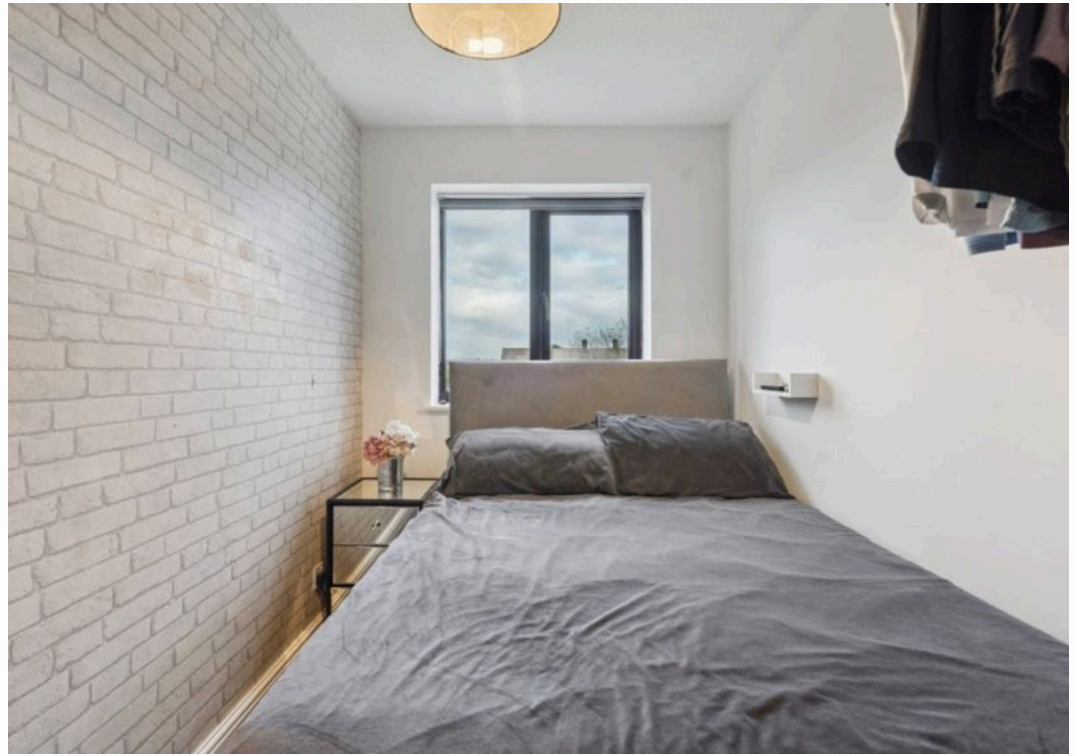
Tenure: Freehold

EPC Energy Efficiency Rating: C









Approximate Gross Internal Area  
Ground Floor = 41.2 sq m / 443 sq ft  
First Floor = 40.9 sq m / 440 sq ft  
Total = 82.1 sq m / 883 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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