



Connells

Hagden Lane
Watford



Property Description

Connells are delighted to bring this well-presented, extended semi-detached house to the market that is situated on a popular residential road in West Watford. The property consists of three floors and briefly comprises a two reception rooms, a sizeable fitted kitchen, five well-proportioned bedrooms and family bathroom suite - benefiting from two additional shower rooms and an easily maintainable rear garden.

An ideal family home, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar Schools. The award winning Cassiobury Park with its hugely popular play area/splash park and woodland are within easy reach, as well as the other recreational facilities to include Watford Leisure Centre and Atria Shopping Centre with its vast area of family entertainment.

For more information or to arrange a viewing please contact Connells today.

Entrance Hall

Door to side aspect, stairs to first floor landing, under stairs storage, radiator.

Living Room

12' Into Bay x 11' 2" (3.66m Into Bay x 3.40m)

Bay window to front aspect, television point,

telephone point, radiators.

Dining / Living Room

26' 10" x 12' (8.18m x 3.66m)

Windows to side aspect, radiators, television point.

Shower Room

Window to side aspect, shower cubicle, WC, wash hand basin, heated hand towel rail.

Kitchen

11' x 11' 4" (3.35m x 3.45m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, double electric oven, gas hob with extractor hood, plumbing for dishwasher and washing machine, space for tumble dryer, space for fridge/freezer, door to rear garden.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing, radiator.

Bedroom One

10' 4" Into Bay x 12' (3.15m Into Bay x 3.66m)

Bay window to front aspect, radiator, fitted wardrobes.

Bedroom Four

9' 5" x 9' 6" (2.87m x 2.90m)

Window to rear aspect, radiator.

Bedroom Five

8' 7" x 8' 11" (2.62m x 2.72m)

Window to rear aspect, radiator.

Bathroom

Window to side aspect, bath with mixer taps and shower attachment, WC, wash hand basin, radiator.

Second Floor Landing

Stairs from first floor landing, window to side aspect, skylight.

Bedroom Two

14' x 8' 7" (4.27m x 2.62m)

Window to rear aspect, radiator, built in wardrobe.

Bedroom Three

12' 7" x 8' 8" (3.84m x 2.64m)

Window to rear aspect, television point, radiator.

Shower Room

Velux windows to front aspect, WC, wash hand basin, shower cubicle, heated hand towel rail, storage in eaves.

Outside

Front Garden

Paved front garden, side access.

Rear Garden

Paved rear garden, outbuilding, decking, side access.





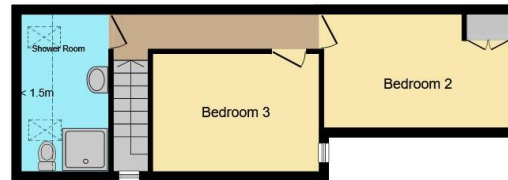




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: F

Tenure: Freehold

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