



Connells

Hagden Lane
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this mid-terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises a sizeable reception room, a fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include double glazing throughout, a the scope for refurbishment and modernisation, an good sized rear garden as well as holding the potential for further extend (STPP).

Ideal for first time buyers and investors, 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 front aspect, stairs to first floor landing, radiator.

Living / Dining Room

24' 9" x 10' 2" (7.54m x 3.10m)

Bay window to front aspect, double glazed, television point, telephone point, radiators, under-stairs storage, patio doors to rear garden.

Kitchen

11' 7" x 7' 6" (3.53m x 2.29m)

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

First Floor Landing

Stairs from entrance hall, airing cupboard.

Bedroom One

12' 9" x 10' 6" (3.89m x 3.20m)

Windows to front aspect, double glazed, radiator.

Bedroom Two

10' 8" x 9' 1" (3.25m x 2.77m)

Window to rear aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, bath with mixer tap and overhead shower, WC, wash hand basin, radiator.

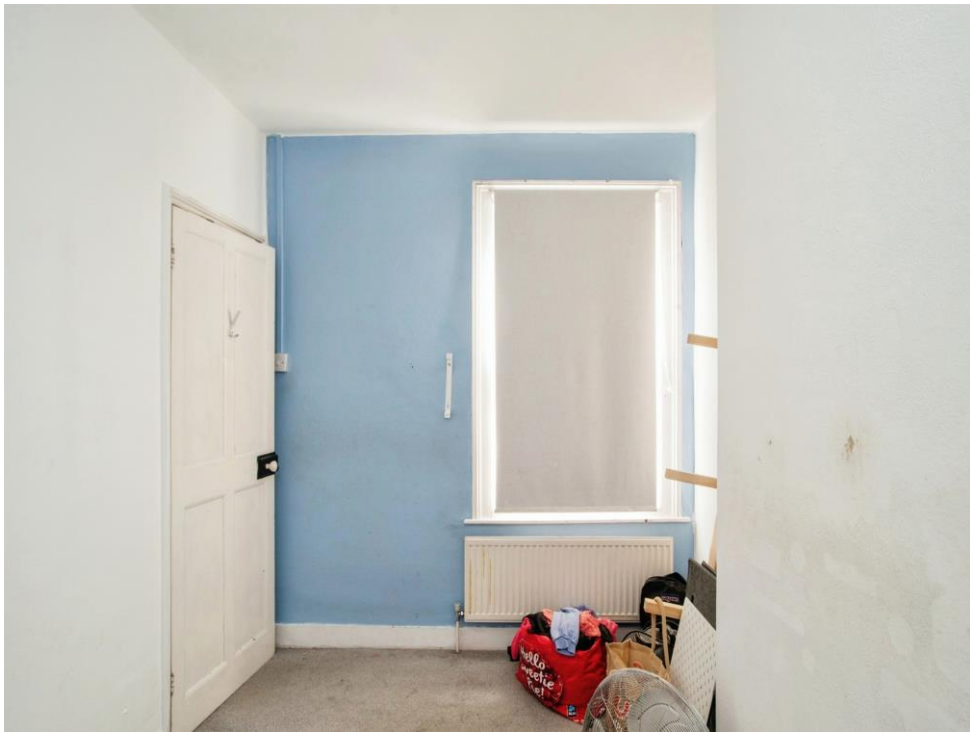
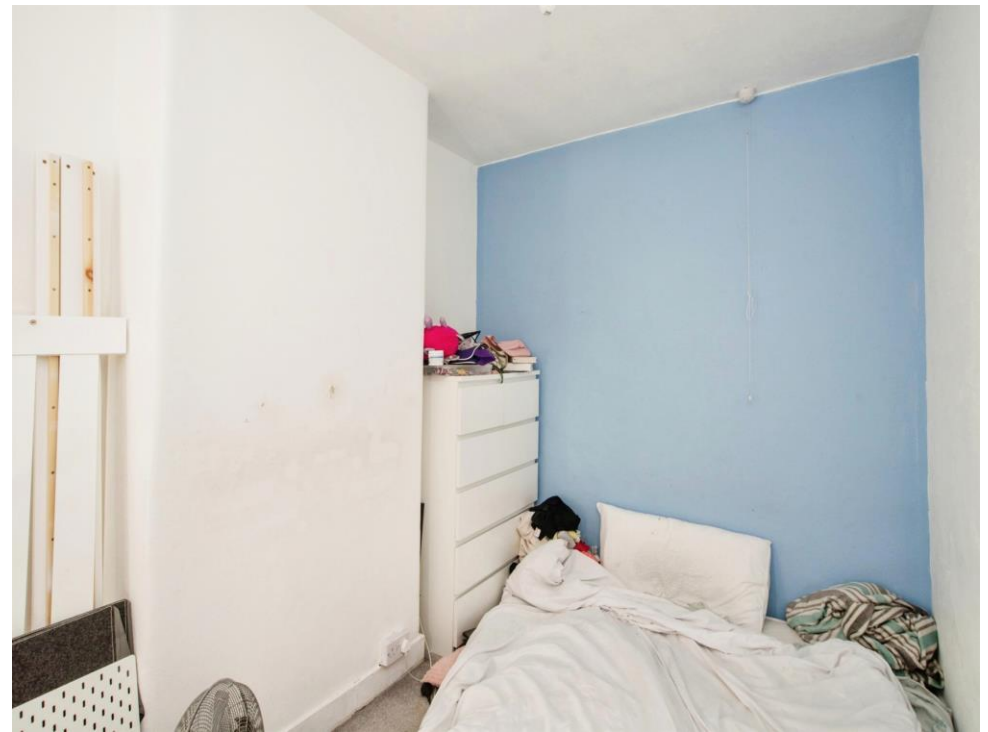
Rear Garden

Laid lawn, fence enclosed.

Parking

On-street permitted parking.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313724



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