



**Connells**

Hagden Lane  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to bring this immaculately presented semi-detached house to the market that is situated on a popular residential road in West Watford. The property briefly comprises a two reception rooms (through lounge), a modern fitted kitchen/diner, three well-proportioned off-landing bedrooms and a modern bathroom suite. Benefits include a guest cloakroom, a large easily maintainable rear garden, off-street parking as well as holding the potential to extend (STPP).

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 front aspect, stairs to first floor landing, radiator, window to front aspect.

### Cloakroom

WC, wash hand basin.

### Living Room

22' 6" x 10' 7" ( 6.86m x 3.23m )

Bay window to front aspect, television point, telephone point, radiators.

### Kitchen / Diner

15' 2" x 9' 6" ( 4.62m x 2.90m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, radiator, space for dining area, patio doors to rear garden.

### First Floor Landing

Stairs from entrance hall.

### Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )

Window to front aspect, radiator.

### Bedroom Two

10' 5" x 10' 3" ( 3.17m x 3.12m )

Window to rear aspect, radiator.

### Bedroom Three

8' 7" x 5' 8" ( 2.62m x 1.73m )

Window to front aspect, radiator.

## Outside

### Front Garden

Paved driveway for two cars, gated side access.

### Rear Garden

Paved patio area, laid lawns, storage sheds, side access, backs onto fields.













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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WTF313258](http://connells.co.uk/Property/WTF313258)**

Tenure: Freehold



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