







## Property Description

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

An ideal investment opportunity - located on Hagden Lane this expansive 8/9-bedroom semi-detached house presents a lucrative option for multi-occupancy house rental, offering three communal bathrooms, two en-suite shower rooms as well as off-street parking. This property represents an excellent opportunity for investors seeking a high-yield property in a thriving commuter hub - the property offers modern amenities tailored to working professionals, ensuring strong tenant demand. With its strategic location and proximity to both Watford's town centre and London, this property is set to deliver consistent rental income and long-term growth potential.

The property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street & Watford Metropolitan Station with direct links into Euston. 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 Porch

Front door, window to front aspect.

## Entrance Hall

Window to side aspect, stairs to first floor landing, under-stairs storage.

## Bedroom Three

13' 2" INTO BAY x 8' 10" ( 4.01m INTO BAY x 2.69m )

Bay window to front aspect.

## Kitchen / Living Area

18' 7" MAX x 18' 3" MAX ( 5.66m MAX x 5.56m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, skylight, sink with drainer, electric eye level oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Shower Room

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

## Bedroom Eight

11' 8" MAX x 10' 7" MAX ( 3.56m MAX x 3.23m MAX )

Window to rear aspect, door to rear garden.

## Bedroom Nine

7' 2" MAX x 6' 8" MAX ( 2.18m MAX x 2.03m MAX )

Window to rear aspect, door to rear garden.

## Lean To

Door to rear garden, storage cupboard.

## Bedroom Two

12' 3" MAX x 9' MAX ( 3.73m MAX x 2.74m MAX )

Door to en-suite.

## En-Suite

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

## First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

### Bedroom One

15' 6" INTO BAY x 11' 11" ( 4.72m INTO BAY x 3.63m )

Bay window to front aspect, door to en-suite.

### En-Suite

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

### Bedroom Four

15' 8" MAX x 10' 10" MAX ( 4.78m MAX x 3.30m MAX )

Window to rear aspect.

### Bedroom Seven

9' 2" MAX x 8' 4" MAX ( 2.79m MAX x 2.54m MAX )

Window to rear aspect.

### Shower Room

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

## Second Floor Landing

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

### Bedroom Five

11' 11" MAX x 10' 1" MAX ( 3.63m MAX x 3.07m MAX )

Window to rear aspect, Juliet balcony.

### Bedroom Six

8' 5" MAX x 7' 10" MAX ( 2.57m MAX x 2.39m MAX )

Window to rear aspect.

### Bathroom

Skylight, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

### Outside

### Rear Garden

Block paved, side access.

### Parking

Parking at the rear of the property with potential for additional driveway.







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 Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313168](http://connells.co.uk/Property/WTF313168)**



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