

FREEHOLD



House - Terraced (EPC Rating: E)

HAGDEN LANE, WATFORD, WD18 7SS

£399,950



3 Bedroom House - Terraced located in Watford

Our three bedroom mid-terrace family home is presented to a high standard and is ideally located on a popular residential road. The property has been tastefully updated whilst retaining some period features and offers plenty of natural space and light.

With excellent commuter links to the M1, M25, A41 and trains routes to London. A short distance from the town centre and Watford General Hospital and plenty of excellent local schools. Offering a spacious open plan reception room with a modern fitted kitchen and three good sized bedrooms.

Entered from the front door to an entrance hallway with doors leading to the through reception room with bay window to the front a large double-glazed window overlooking the rear garden. With plenty of power points and spot lighting.

As it throughout, the ground floor has natural, original wood flooring and neutrally decorated walls.

This leads through to the modern kitchen and with access to an understairs storage area.

The modern fitted kitchen has a range of fitted units at base and eye level with lighting, gas hob and integrated oven. Window to side aspect, powerpoints, spot lighting and tiles to floor.

A door leads to a small utility corridor which has a door leading to the back garden and ground floor bathroom.

The bathroom has a modern white suite with a panel enclosed bath, standalone shower

cubicle, low level w.c. and wash hand basin with tiled walls.

On the first floor there are three superb size double bedrooms with a large bank of fitted wardrobes in the master bedroom.

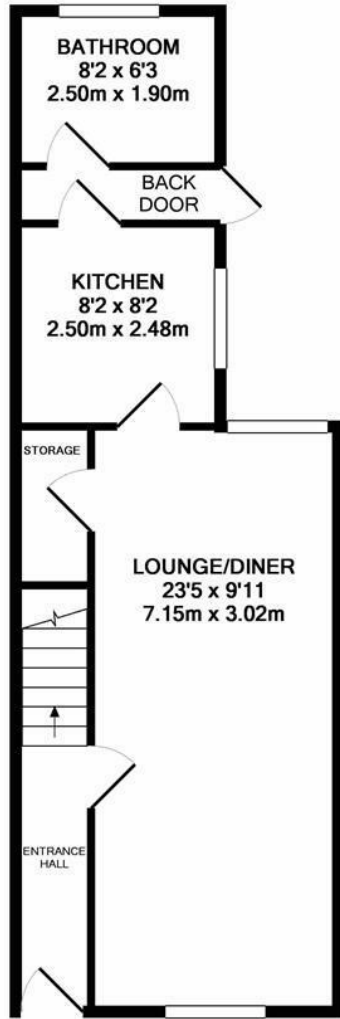
The rear garden has a patio leading to the lawn and enclosed by panel fencing.

The house has gas central heating, full double glazing, permit parking for two cars

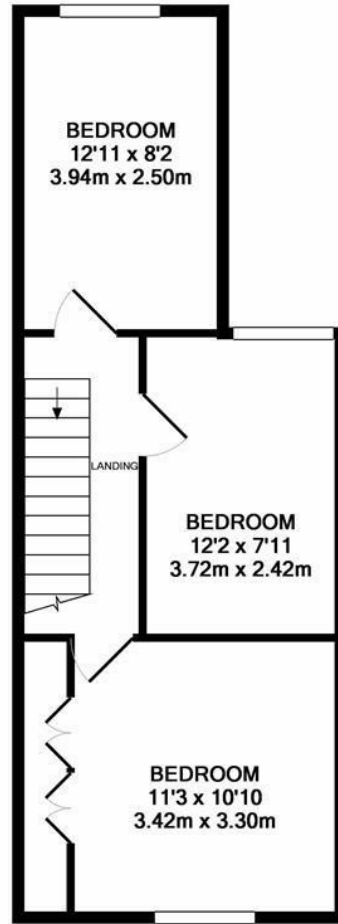
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WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

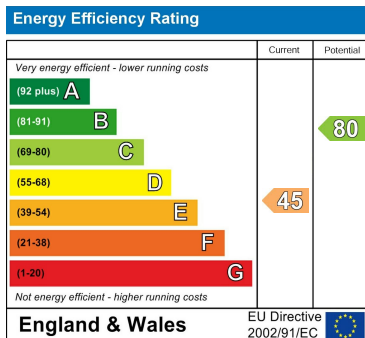
TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

E

Energy Performance Graph



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