



House - Semi-Detached (EPC Rating: )

**HAGDEN LANE, WATFORD, WD18 0HQ**

Per Month

**£2,150 Per**



# 3 Bedroom House - Semi-Detached located in Watford

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING JUST 0.2 MILES FROM WATFORD GENERAL HOSPITAL.

A well-presented and versatile three/four bedroom semi-detached family home, ideally located within close proximity to excellent schools, transport links and Watford General Hospital, making it particularly attractive for NHS professionals.

The property offers flexible living accommodation throughout and comprises an inviting entrance hallway, a bright and spacious through lounge filled with natural light, and a separate reception room which can be used as a dining room, study or optional fourth bedroom. The kitchen is conveniently accessible from both the hallway and the living room, creating a practical flow for everyday living.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with wardrobes, together with the family bathroom.

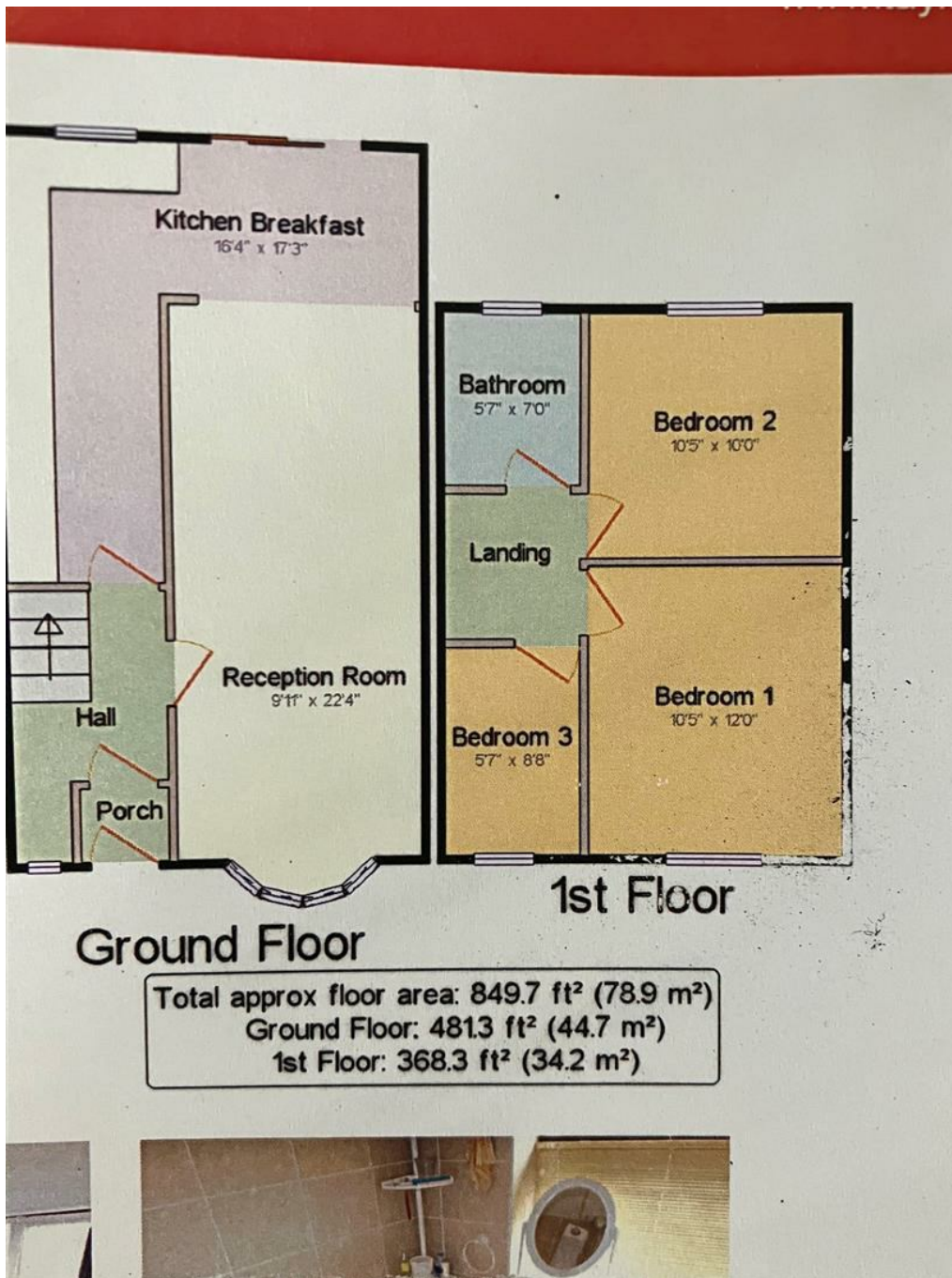
French doors from the living area open onto a lovely private rear garden featuring a substantial storage shed which could also serve as a home office or workspace.

Further benefits include driveway parking for two cars and the property is offered unfurnished.

Ideally situated just 0.2 miles from Watford General Hospital, 0.1 miles from Laurance Haines School, 0.8 miles from Watford Metropolitan Station, and within easy reach of both Watford Grammar School for Girls and Watford Grammar School for Boys.



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



Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the