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34 Haydon Road, Watford – WD19 4DD
£595,000

 Churchills Oxhey



Dating from 1910, this spacious 3 bedroom terraced home offers well-proportioned and versatile accommodation arranged over two floors, with a practical layout that works equally well for family living or investment. Two separate reception rooms provide flexible living and entertaining space, while the impressive 22ft kitchen/breakfast room offers plenty of room for everyday dining and socialising. There are three double bedrooms, including one with an ensuite shower room, alongside a family shower room and an additional downstairs shower room.

The south-west facing rear garden provides a pleasant outdoor space to relax and enjoy the later-day sunshine, while residents' permit parking for two cars adds valuable convenience. The property is also ideally located close to Bushey main line station, providing excellent rail connections, and the green open spaces of Attenborough Fields, perfect for walking, recreation and enjoying the outdoors.

Currently configured as a registered HMO with five lettable rooms, the property offers an excellent opportunity for investors, but could readily be converted back into a comfortable residential home. Offered for sale with no onward chain, it provides a straightforward opportunity for a buyer looking to move quickly.





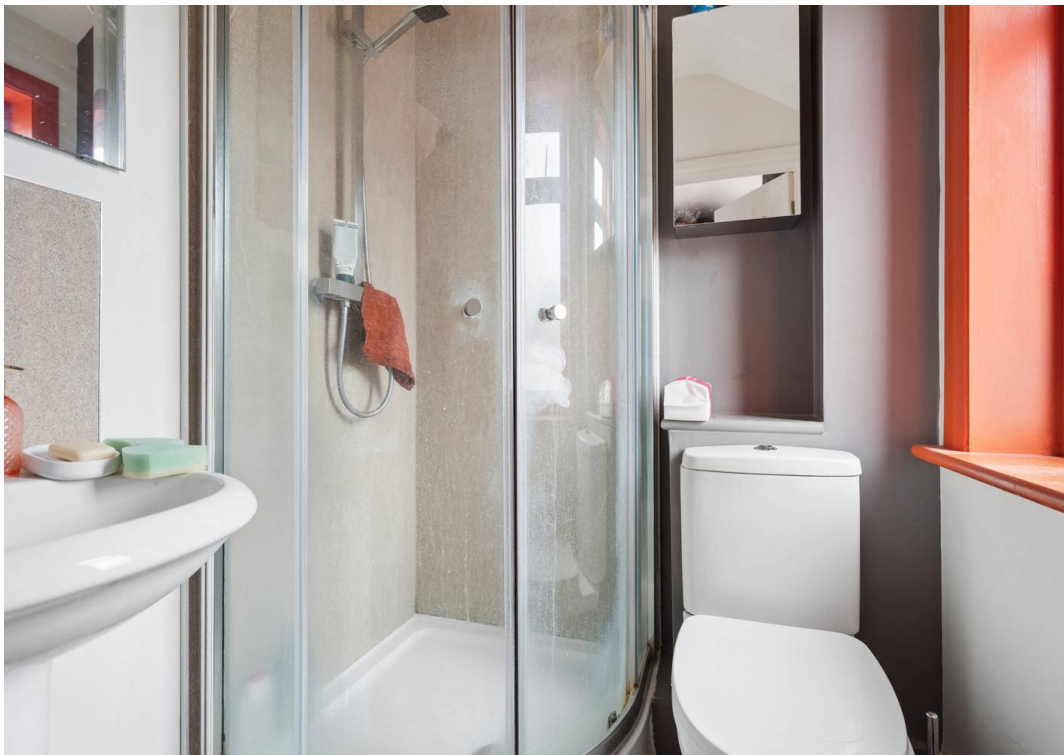
- Extended 3 Bedroom Terrace Property
- Two Separate Reception Rooms
- 22ft Kitchen/ Breakfast Room
- 3 Bathrooms - Including Downstairs Shower Room
- South West Facing Rear Garden
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

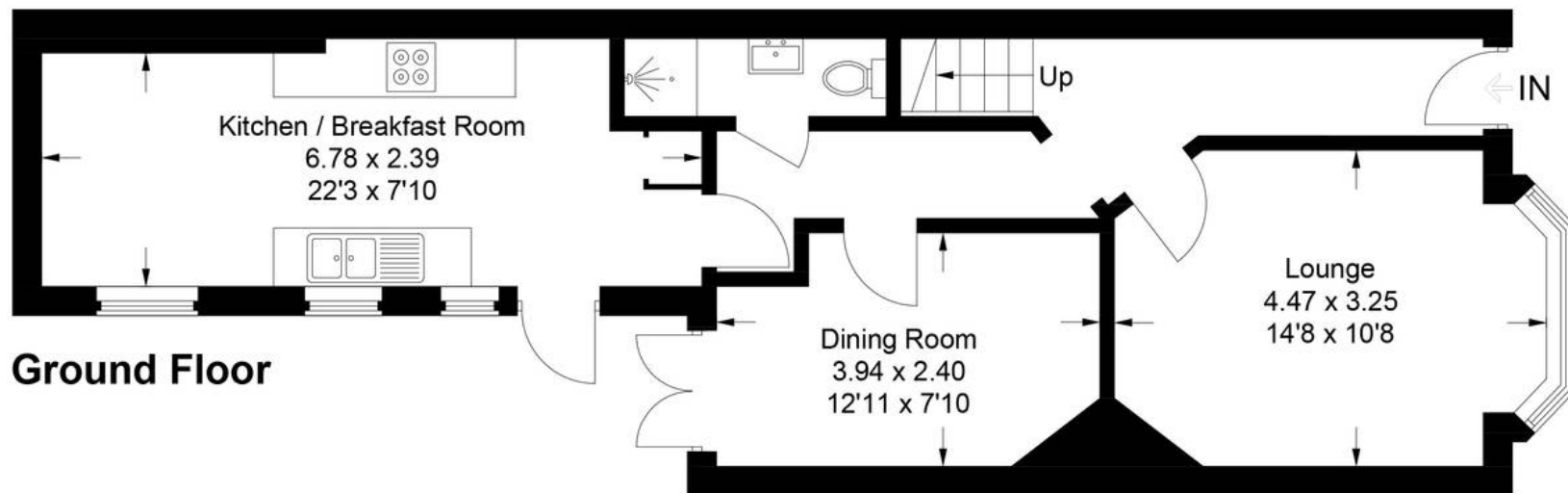
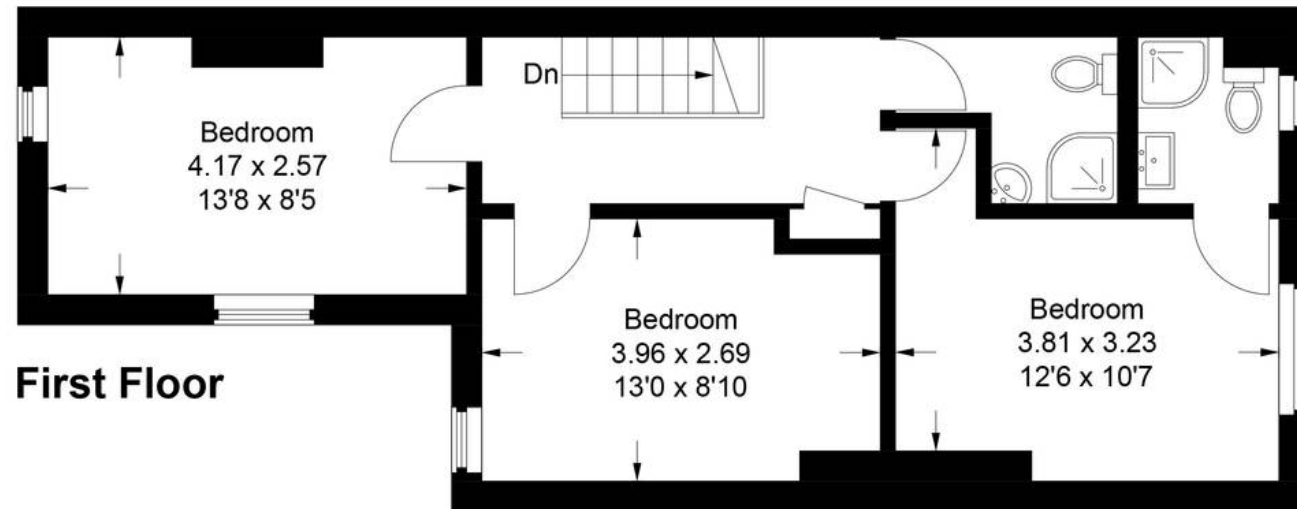






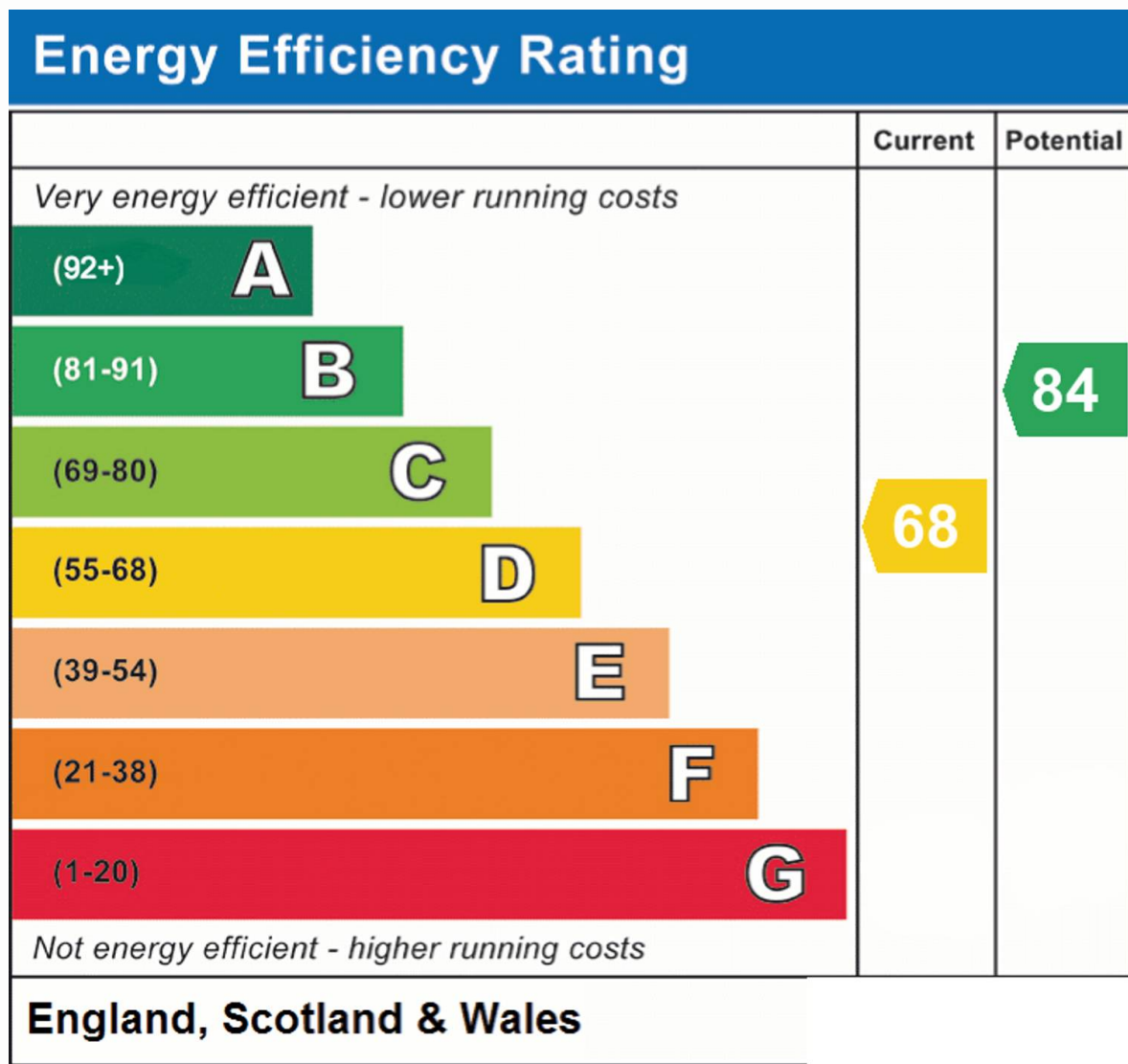
Haydon Road

Approximate Gross Internal Area
Ground Floor = 54.2 sq m / 583 sq ft
First Floor = 45.7 sq m / 492 sq ft
Total = 99.9 sq m / 1,075 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Churchills –Oxhey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.