



344 Hagden Lane, Watford, WD18 7SH

Offers Over £1,000,000 FREEHOLD

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344 Hagden Lane, Watford, WD18 7SH

An attractive Edwardian detached residence rich in character, set on a generous plot in a sought-after location, conveniently placed for Watford Boys Grammar School, the Metropolitan Line station, and Harlequin Shopping Centre.

Reception Hall | 3 Reception Rooms | Kitchen | Bathroom | 4 Double Bedrooms | Shower Room | Attractive Gardens | Ample Off Street Parking | Double Garage | Planning Consent for rear extension | REF: KB-1250

THE PROPERTY: This attractive double-fronted Edwardian four-bedroom detached family home offers an abundance of period charm and character, featuring double glazed sash windows, decorative coving and ceiling roses, high ceilings and a useful cellar. The property has been sympathetically decorated throughout and comprises a welcoming reception hall with original quarry tiled flooring, a dual-aspect family room, and a further impressive double-aspect reception room incorporating both sitting and dining areas. Additional ground floor accommodation includes a fitted kitchen, a conservatory enjoying pleasant views over the well-maintained rear gardens, and a family bathroom suite.

To the first floor, a spacious landing provides access to four generous double bedrooms, all serviced by a well-appointed shower room.

The sellers have also obtained planning consent to replace the existing conservatory and bathroom with a substantial single-storey rear reception room, offering significant potential to enhance the ground floor living space. Further details are available upon request or via the Watford Borough Council website, quoting planning reference **22/00743/FULH**.





OUTSIDE: Externally, the property occupies a distinctive triangular plot that widens to the rear, providing a predominantly level lawned garden with a flagstone patio, ideal for outdoor entertaining. To one side, Hagden Lane provides double gated access to the rear garden, while to the other side, Queens Avenue offers a driveway with ample off-road parking to the front. At the rear of the plot sits a substantial double garage, currently used as a practical workshop and storage space. The front garden is charming and well-stocked, complementing the property's elegant façade.

SITUATION: Hagden Lane is conveniently situated for access to local schools, with Watford Boys' Grammar School at the end of the road (approximately 0.2 miles). The property is also within easy reach of Watford Metropolitan Line tube station (approx. 0.3 miles) and Watford town centre (approximately 0.9 miles), which offers extensive shopping, transport links, and entertainment facilities, including the Harlequin Shopping Centre, several theatres, and a wide selection of restaurants. For national rail travel, Watford Junction station lies approximately 1.25 miles distant, while road users benefit from excellent connectivity, with the M1 (junction 5, 2.7 miles) and M25 (junction 19, approximately 3.1 miles) closeby.



TENURE: Freehold

LOCAL AUTHORITY: Watford Borough Council

SERVICES: Mains gas, electric, water and drainage

COUNCIL TAX: Band F

EPC RATING: D

DIRECTIONS: what3words: ///
notes.sorters.slide

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area
 Cellar = 9.1 sq m / 98 sq ft
 Ground Floor = 92.0 sq m / 990 sq ft
 First Floor = 70.0 sq m / 753 sq ft
 Garage = 22.8 sq m / 245 sq ft
 Total = 193.9 sq m / 2,086 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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