



Connells

Hagden Lane
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this well-presented, extended mid-terraced house to the market that is situated on a popular residential road in West Watford. The property briefly comprises a two reception rooms, a well-appointed fitted kitchen, three off-landing well-proportioned bedrooms and family shower room suite. Benefits include an additional study/fourth bedroom, a downstairs cloakroom, an easily maintainable rear garden, on-street parking as well as holding the potential to extend (STPP).

An ideal family home, the property is situated within easy reach of Watford Town Centre and ideally placed within walking distance to Watford High Street Station with direct links into Euston as well as well-regarded schools including Watford Girls Grammar Schools. 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 Hall

Door to front aspect, stairs to first floor landing.

Living Room

12' 9" INTO BAY x 9' 8" MAX (3.89m INTO BAY x 2.95m MAX)

Bay window to front aspect, television point, telephone point, radiator.

Dining Room

11' 2" x 10' 2" (3.40m x 3.10m)

Window to rear aspect, under-stairs storage, radiator.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)

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

Cloakroom

Window to side aspect, WC, vanity wash hand basin.

Study / Bedroom Four

8' 2" x 6' 10" (2.49m x 2.08m)

Window to rear aspect, radiator.

First Floor Landing

Stairs from entrance hall.

Bedroom One

11' 1" x 13' 1" (3.38m x 3.99m)

Window to front aspect, radiator.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

Window to rear aspect, radiator.

Bedroom Three

7' 7" x 7' 5" (2.31m x 2.26m)

Window to rear aspect, radiator.

Shower Room

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

Outside

Front Garden

Paved front garden.

Rear Garden

Patio area, laid lawn.









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

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314769



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF314769 - 0012