

Connells

Hagden Lane
Watford

Hagden Lane
Watford WD18 0HQ

for sale offers in excess of
£475,000







Property Description

** NO UPPER CHAIN **

Connells are pleased to present this attractive mid terraced family home, ideally positioned on a sought after residential road in West Watford. The accommodation comprises a generous reception room, a modern fitted kitchen/diner, three well proportioned off landing bedrooms and a family bathroom suite.

Further benefits include a bright conservatory, a low maintenance rear garden, off street driveway parking and excellent potential to extend (STPP).

Perfectly suited to families, the property enjoys a highly convenient location within easy reach of Watford Town Centre. Watford High Street Station is within walking distance, offering direct links to London Euston, while a selection of well regarded schools, including Watford Girls Grammar School, are also close by. The award winning Cassiobury Park, with its popular splash park, play areas and woodland walks, is nearby, along with Watford Leisure Centre and the Harlequin Shopping Centre, providing a wide range of retail and family entertainment options.

For further information or to arrange a viewing, please contact Connells today.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to front aspect, door to entrance hall.

Entrance Hall

Window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Reception Room

Window to front aspect, television point, telephone point, radiator, feature fire place, French doors to dining area.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, patio doors to conservatory, space for dining area, radiator.

Conservatory

Windows to front aspect, door to rear garden.

First Floor Landing

Bedroom One

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

Window to front aspect,radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin.

Outside

Front Garden

Crazy paved driveway.

Rear Garden

Patio area, laid lawn, side access, storage shed.











Total floor area 112.7 m² (1,213 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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6 The Parade
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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313956

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.