

FREEHOLD



House - Semi-Detached (EPC Rating: )

HAZEL TREE ROAD, WATFORD, WD24  
6RJ

£515,000

# 3 Bedroom House - Semi-Detached located in Watford

A charming three bedroom semi detached house in a popular residential location close to local shops and schools offered for sale with no upper chain

## **Full Description**

This charming three-bedroom semi-detached home is ideally situated in a quiet and sought-after residential area, offering the perfect blend of comfort, space, and convenience.

Upon entering the property, you are welcomed by a bright and spacious through lounge, providing an excellent setting for both relaxing and entertaining. The well-appointed fitted kitchen offers ample storage and workspace, making it both practical and stylish for everyday living.

Upstairs, the property boasts three well-proportioned bedrooms, alongside a modern fitted family bathroom.

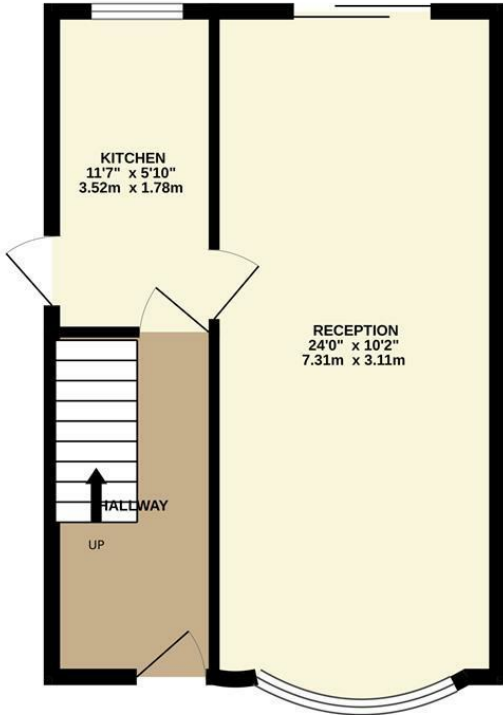
Externally, the home continues to impress with a generously sized rear garden—ideal for outdoor dining, family activities, or simply unwinding in a private setting. To the front, there is off-street parking for two vehicles, adding to the home's convenience.

Offered to the market with no upper chain, this delightful property presents an excellent opportunity for a smooth and hassle-free purchase. Ideal for families, first-time buyers, or investors alike, early viewing is highly recommended.

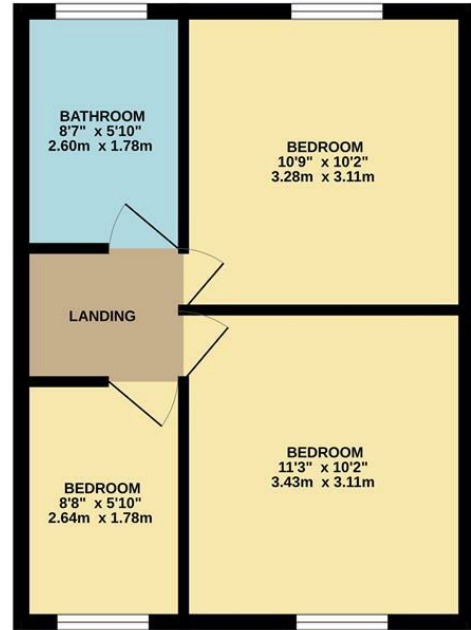


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

**01923 220 012**

**enquiries@warrenanthony.co.uk**

**www.warrenanthony.co.uk**

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