



Maisonette (EPC Rating: D)

**HAGDEN LANE, WATFORD,  
HERTFORDSHIRE, WD18 7SR**

PCM

**£1,200 PCM**

# 1 Bedroom Maisonette located in Hertfordshire

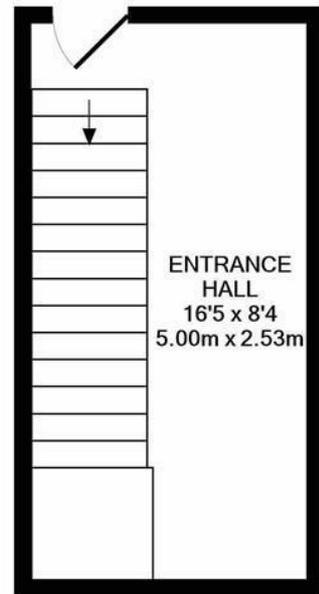
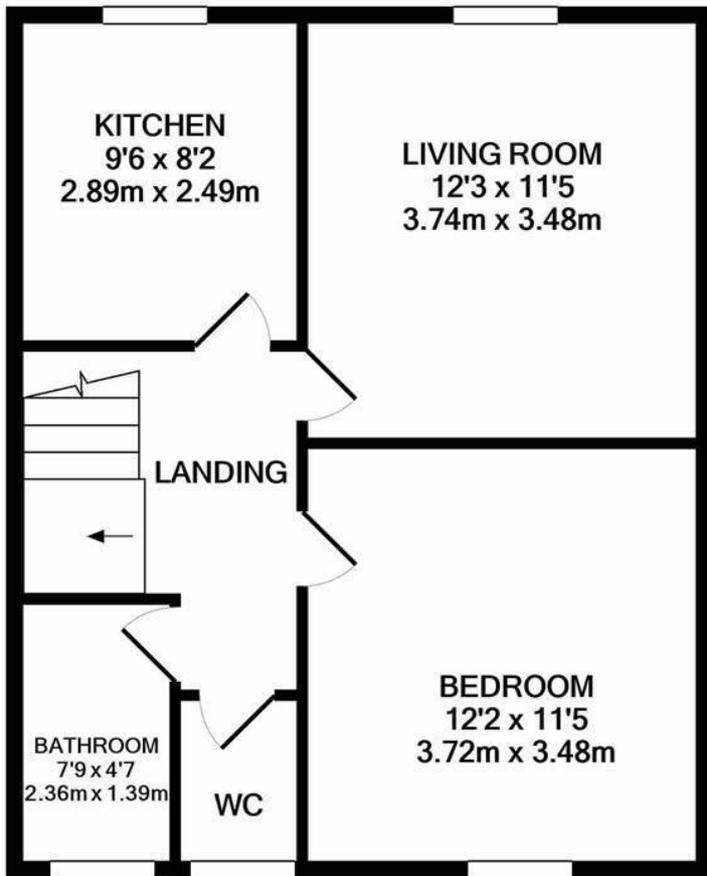
FIRST FLOOR MAISONETTE WITH USE OF A SHARED GARDEN - 0.5 MILES TO WATFORD MET LINE STATION - 0.5 MILES TO WATFORD GENERAL HOSPITAL AND 0.9 MILES TO WATFORD'S EXCITING NEW AND IMPROVED TOWN CENTRE.

Located on Hagden Lane, Watford, this charming one-bedroom first floor maisonette offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property is ideal for individuals or couples seeking a cosy home.

One of the standout features of this property is its prime location. Situated just 0.5 miles from Watford Met Line Station, commuting to London and beyond is both easy and efficient. Additionally, Watford General Hospital is a mere half-mile away, making this home particularly appealing for healthcare professionals or those who value proximity to medical facilities. The vibrant town centre, with its array of shops, restaurants, and entertainment options, is only 0.9 miles from your doorstep, ensuring that you are never far from the action.

Permit parking is available for one vehicle, adding to the convenience of this lovely maisonette. Whether you are a single professional or a couple, this property presents an excellent opportunity to secure a home in a sought-after location. With its shared use of a garden and easy access to local amenities, this maisonette is sure to attract interest. Don't miss the chance to make this delightful property your own.





GROUND FLOOR  
APPROX. FLOOR  
AREA 136 SQ.FT.  
(12.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

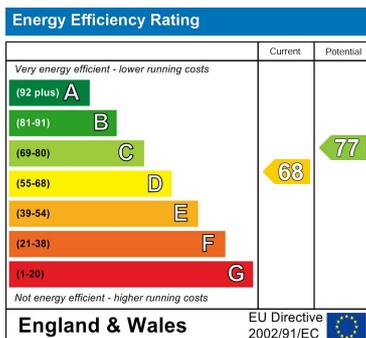
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

D

Energy Performance Graph



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