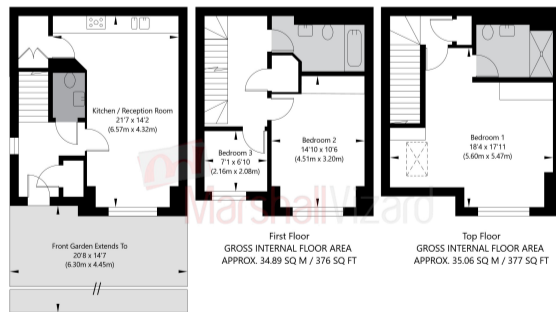




157 Hagden Lane, Watford, WD18 7SN



APPROXIMATE GROSS INTERNAL FLOOR AREA 105.2 SQ M / 1132 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



This modern, three bedroom, two bathroom townhouse is situated on Hagden Lane, close to Watford Met station, the Boys Grammar School and Cassiobury Park.

To the ground floor is an entrance hall, downstairs W/C and an open plan kitchen/dining/living room. To the first floor are two bedrooms and the family bathroom and the second floor offers a generous master bedroom with ensuite shower room. To the front of the property is a garden, the property has an allocated parking space to the rear, gas central heating and is double glazed throughout. Early viewing is recommended.

Service Charge £317.93 pa Council Tax Band D £2,134.48

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in warranty in relation to this property.



## ROOM DESCRIPTIONS

### Front Garden

4.45m x 6.30m (14' 7" x 20' 8") Laid to lawn.

### Entrance Hall

Tiled flooring, ceiling light, radiator, storage cupboard, window to side aspect.

### Open Plan Kitchen/Reception Room

4.32m x 6.57m (14' 2" x 21' 7")

#### Kitchen:-

Tiled flooring, spotlights, ceiling light, range of base and wall level units, natural stone worktops, integrated sink/drain, fridge freezer, dishwasher, gas range, oven and extractor hood, door to utility room.

#### Utility Room:-

Additional storage plus integrated washer/dryer, spot lights.

#### Reception Room:-

Tiled flooring, two radiators, two ceiling lights, window to front aspect,

### Downstairs W/C

Tiled flooring. part tiled walls, hand wash basin, low level W/C, heated towel rail, ceiling light, extractor fan.

### Carpeted Stairway to First Floor Landing

Wood effect flooring, radiator, ceiling light, storage cupboard.

### Family Bathroom

Tiled flooring, part tiled walls, panel bath with mixer tap and shower attachment, hand wash basin, low level W/C, heated towel rail, spot lights, extractor fan.

### Bedroom Two

3.20m x 4.51m (10' 6" x 14' 10") Wood effect flooring, range of fitted wardrobes, radiator, ceiling light, window to front aspect.

### Bedroom Three

2.08m x 2.16m (6' 10" x 7' 1") Wood effect flooring, radiator, ceiling lights, window to front aspect.

### Carpeted Stairway to Second Floor

Access to loft space, ceiling light, cupboard with wall mounted boiler.

### Master Bedroom

5.47m x 5.60m (17' 11" x 18' 4") Spacious, with wood effect flooring, range of fitted wardrobes, ceiling light, radiator, window to front aspect and a Velux window.

### En Suite Shower Room

Tiled flooring, part tiled walls, walk in shower, hand wash basin, low level W/C, heated towel rail, spot lights, extractor fan.