



**Hagden Lane
Watford, WD18 0XP
£1,000**

We are pleased to present this self contained Studio flat, situated in the desirable location of Holm Oak Park, Watford. Located just a short walk away from local amenities, parks, and excellent transport links, this property offers both convenience and comfort.

As you enter the property, you'll be greeted by a welcoming entrance hall leading to a bright and airy open-plan living room and kitchen. The living room is well-proportioned and benefits from ample natural light. The kitchen is fully equipped with a range of appliances, including a fridge-freezer, washing machine, and electric oven with hob.

Externally, the property benefits from a well-maintained communal garden and off-street gated parking for residents. This flat is offered unfurnished and would be ideal for a single occupant.

Holm Oak Park is a sought-after area of Watford, known for its excellent transport links and proximity to local amenities, including supermarkets, restaurants, and cafes. This property is sure to be popular, so contact us today to arrange a viewing and avoid disappointment. Single Occupants Only.

- Single Occupancy Only!
- Available Late March
- Gated Development
- Walking Distance to Watford Metro Line
- One Allocated Parking
- Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	