



House - Semi-Detached (EPC Rating: E)

**ROSE GARDENS, WATFORD, WD18
0JB**

Per Month

£2,150 Per

3 Bedroom House - Semi-Detached located in Watford

THREE DOUBLE BEDROOM FAMILY HOME WITH OFF STREET PARKING - 0.2 MILES TO WATFORD GENERAL HOSPITAL - 0.1 OF A MILE TO LAURANCE HAINES PRIMARY SCHOOL - 1 MILE TO WATFORD METROPOLITAN STATION.

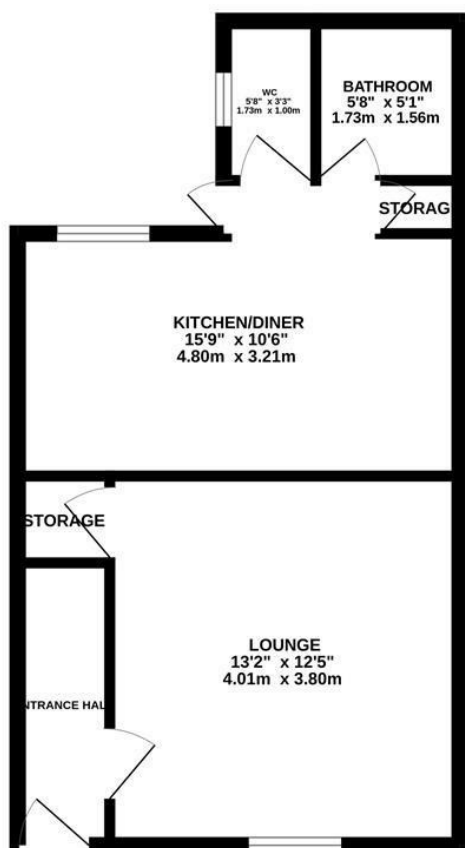
This property has recently been refurbished top to bottom including a full rendering on the property and complete with excellent modern insulation to ensure keeping your bills low.

This house is located in a quiet road very close to Watford Hospital. On the ground floor you can find a good size living room with laminate flooring, large kitchen diner and the family bathroom with a seperate WC all fully tiled. The first floor has three double bedrooms, one with an ensuite.

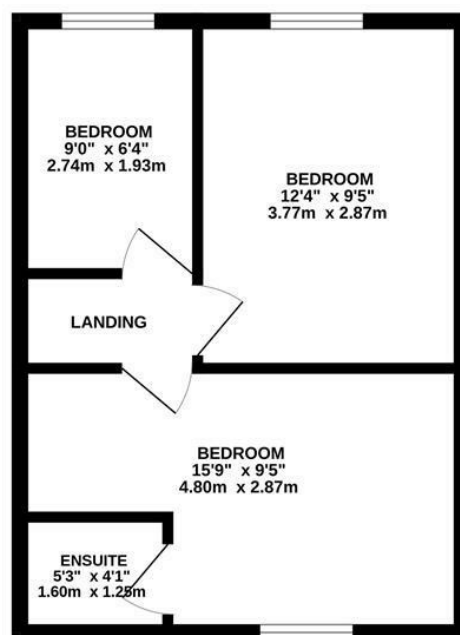
Additional benefits are off road parking for two cars, a good size garden, gas central heating. It is on the doorstep to one of Watford's most popular primary schools and Harwoods Adventurous Playground which is perfect for children. UNFURNISHED AND AVAILABLE EARLY AUGUST 2025



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



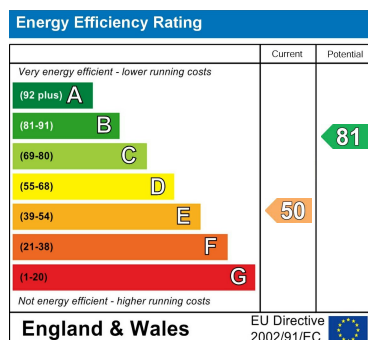
TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

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

E

Energy Performance Graph



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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