





House - Terraced (EPC Rating: D)

ST JAMES ROAD, WATFORD, WD18 0DX PCM

£1,675 PCM





3 Bedroom House - Terraced located in Watford

A BEAUTIFUL FULLY FURNISHED THREE BEDROOM TERRACED HOUSE JUST 0.4 MILES TO WATFORD GIRLS GRAMMAR SCHOOL - 0.5 MILES TO WATFORD GENERAL HOSPITAL & SHORT WALK INTO WATFORD'S ATRIA SHOPPING CENTRE.

This beautifully presented, fully furnished three-bedroom terraced house is ideally situated just 0.4 miles from Watford Girls' Grammar School, 0.5 miles from Watford General Hospital, and within a short walking distance to Watford's Atria Shopping Centre.

Perfect for a small professional family or NHS workers, the property offers a comfortable layout including a welcoming living room, separate dining room, a modern kitchen, and a spacious bathroom that also features a small utility cupboard. Upstairs, the first floor comprises two double bedrooms, with a third small double room accessed through the second. The home benefits from wood-effect laminate flooring throughout, gas central heating, and double glazing.

Outside, you'll find a well-maintained rear garden with both decking and a lawn area. Permit parking is available, and the property will be ready to move into early September 2025

WD18 is a popular and diverse area located to the southwest of Watford town centre, offering a great mix of residential, commercial, and green spaces. Known for its proximity to key local amenities, including Watford General Hospital, Watford FC's Vicarage Road Stadium, and the picturesque Cassiobury Park, WD18 appeals to both families and professionals.



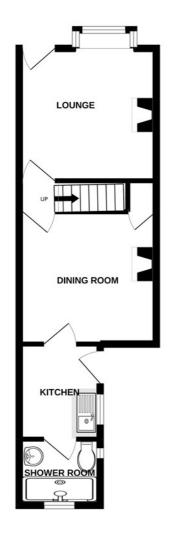








GROUND FLOOR 1ST FLOOR



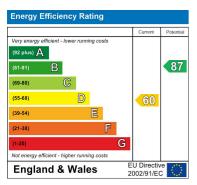


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Council Tax Band

 \Box

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







