



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.



Floor plan of the first floor. The layout includes a Lounge at the top, a Dining Room in the middle, and a Kitchen at the bottom. A central staircase is labeled 'UP' with an arrow pointing right. The Kitchen contains a sink, a stove, and a refrigerator. The Shower Room contains a bathtub, a toilet, and a shower area. There are several doors and windows indicated by lines and arcs.

The floor plan of the second floor is shown. It features three bedrooms, a store, and a staircase. The bedrooms are located at the top, bottom, and right. The store is located in the middle. The staircase is located in the middle, with an arrow pointing down, indicating the direction of travel.