



House - Terraced (EPC Rating: E)

**SHAFTESBURY ROAD, WATFORD,  
WD17 2RG**

Per Month

**£1,800 Per**

# 2 Bedroom House - Terraced located in Watford

TWO BEDROOM HOUSE JUST 0.5 MILES TO WATFORD JUNCTION STATION (20 MINS TO EUSTON) - 0.2 MILES TO RADLETT PLAYING FIELDS - 0.5 MILES TO WATFORD TOWN CENTRE - 0.7 MILES TO WATFORD GIRLS GRAMMAR SCHOOL - AVAILABLE END OF SEPTEMBER 2025.

This beautiful family home offers a perfect blend of character and modern convenience.

The property comprises of; porch, living room with newly fitted wooden blinds, dining room with storage cupboards, a modern kitchen with newly fitted Bosch appliances and a downstairs w.c.

The property boasts two cosy bedrooms, ideal for a small family or as a guest room/home office plus a very modern bathroom. There is also a large loft with pull down ladder.

This house is ready for you to move in and start creating memories. Don't miss the opportunity to make this delightful property your `new home sweet home. Offered unfurnished and you can apply for two parking permits from Watford Council.

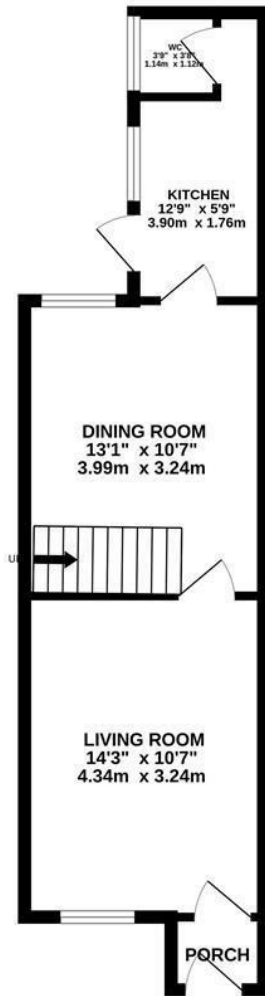
WD17, located close to Watford Junction, offers an ideal setting for young professionals. Its excellent transport links provide quick access to London and surrounding areas, making commuting straightforward. The proximity to major employers like the TJX head office and Hilton head offices adds to the convenience, reducing travel time and boosting work-life balance. With a vibrant community, good amenities, and nearby green spaces, WD17 combines urban living with comfort—perfect for those starting or growing their careers.



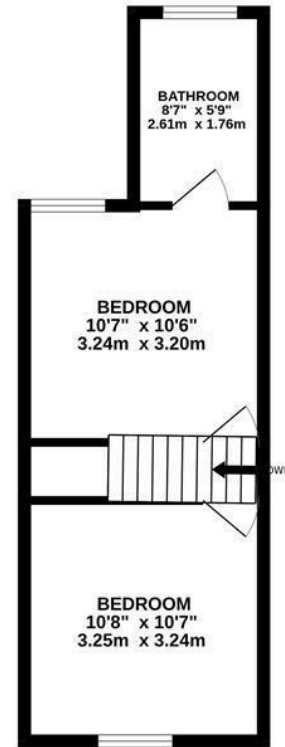


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



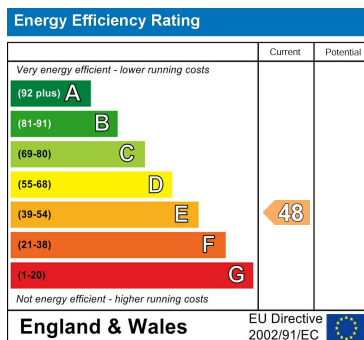
TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

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