



House - Townhouse (EPC Rating:)

CHRISTIE COURT, WATFORD, WD18
0LA
PCM

£2,200 PCM

3 Bedroom House - Townhouse located in Watford

BEAUTIFULLY PRESENTED THREE-BEDROOM TOWNHOUSE WITH ALLOCATED PARKING JUST 0.4 MILES TO WATFORD GENERAL HOSPITAL AND A SHORT WALK TO WATFORD TOWN CENTRE. IT IS ON A PRIVATE GATED DEVELOPEMENT WITH OFFERS SECURITY AND A SENSE OF EXCLUSIVITY. AVAILABLE JULY 2024

This beautifully presented three-bedroom townhouse is located within a private gated development, offering both security and a sense of exclusivity. Here's a detailed description of the property:

Ground Floor:

Upon entering, you're greeted by a welcoming entrance hallway that sets the tone for the entire house.

The hallway provides access to all rooms on this level.

The spacious lounge dining room is a highlight, featuring French doors that lead out onto the low maintenance rear garden. This space is perfect for both relaxation and entertaining.

The fitted kitchen on the ground floor is functional and well-designed, catering to your culinary needs.

Additionally, there is a convenient guest WC on this floor, providing extra convenience for residents and guests.

First Floor:

The first floor comprises a double bedroom, offering ample space and comfort.

Adjacent to the double bedroom is a smaller bedroom, which could serve as a guest room, child's room, or a home office.

Both of these bedrooms share access to a "Jack & Jill" family bathroom, enhancing privacy and convenience.

Second Floor:

The second floor is dedicated to an inviting master bedroom, ensuring a peaceful retreat for the homeowners.

This master bedroom includes an en-suite shower room and a WC, providing additional comfort and convenience.

All three bedrooms in the house are equipped with fitted wardrobes, offering plenty of storage space.

Parking:

One of the advantages of this property is that it comes with two allocated parking spaces, a valuable feature in many urban areas.

Availability:

The property was available for occupancy starting in February 2024.

Overall, this townhouse offers a comfortable and stylish living environment with a thoughtful layout and modern amenities. It's an ideal choice for those seeking a well-maintained, private residence within a gated community.



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

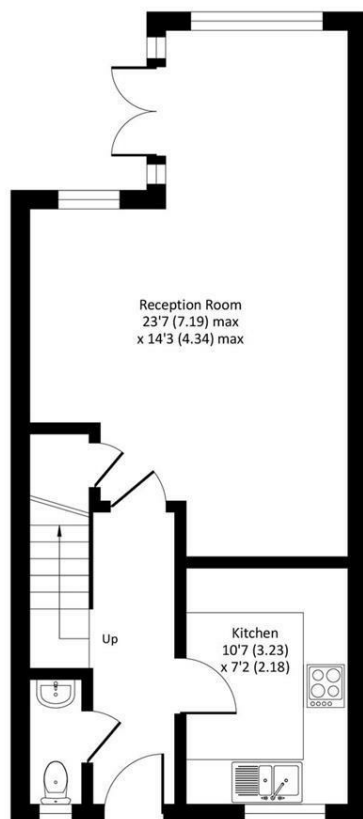
Christie Court, Watford, Hertfordshire, WD18 0LA

Approximate Area = 962 sq ft / 89 sq m
Including Limited Use Area(s) = 98 sq ft / 9 sq m
Total = 1060 sq ft / 98 sq m

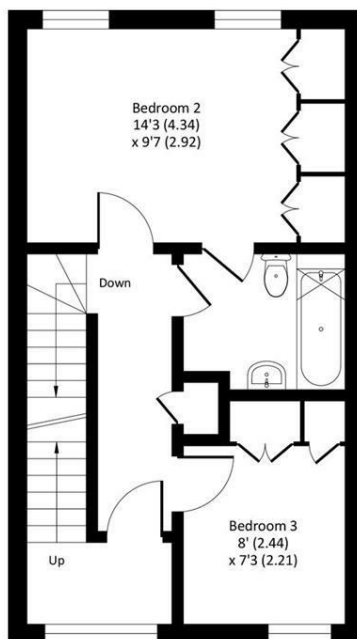
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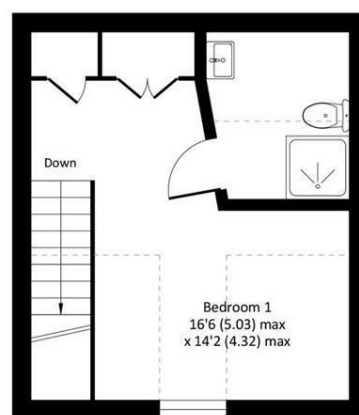
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



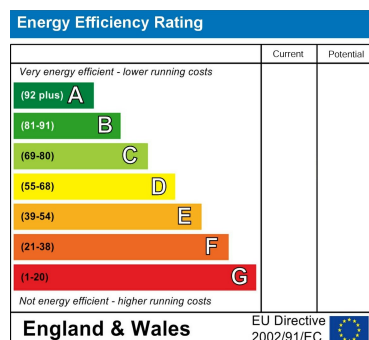
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Gibbs Gillespie. REF: 740932

Council Tax Band

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

