



House - Terraced (EPC Rating: D)

**KINGS AVENUE, WATFORD,
HERTFORDSHIRE, WD18 7SA**

PCM

£1,850 PCM

4 Bedroom House - Terraced located in Hertfordshire

RECENTLY REFURBISHED SPACIOUS FOUR BEDROOM FAMILY HOME - WITHIN THE INNER CATCHMENT FOR WATFORD BOYS AND WATFORD GIRLS GRAMMAR SCHOOLS - 0.6 MILES TO WATFORD GENERAL HOSPITAL & 0.5 MILES TO WATFORD METROPOLITAN STATION.

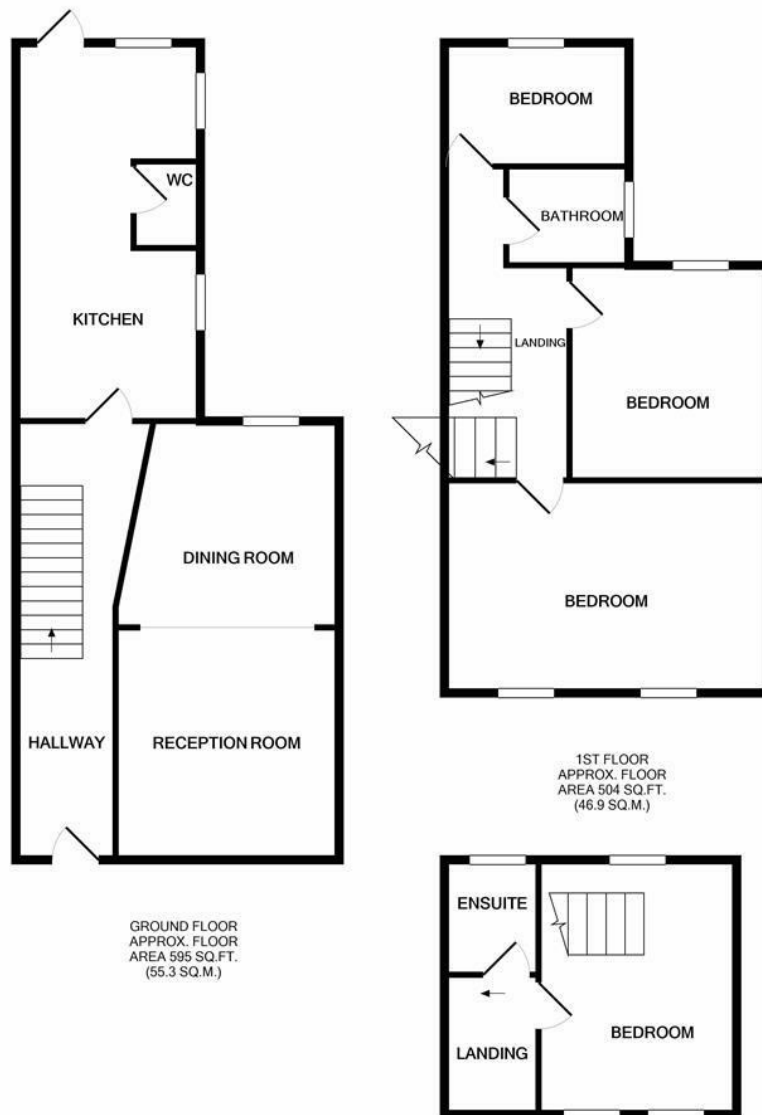
This fully refurbished mid terraced house offers a vast amount of living space. On the ground floor there is an entrance hallway, wc, a through lounge/diner, modern kitchen with a separate dining area and doors opening out onto a large rear garden. On the first floor, there are two double bedrooms finished with laminate flooring (one with fitted wardrobes) , one single bedroom and a fully tiled bathroom. On the second floor is the 'getaway' with a double bedroom and your own shower room which is also fully tiled. The property has gas central heating, double glazing, permit parking. Offered unfurnished and available October 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.

The area benefits from excellent transport links, with Watford Metropolitan Line station nearby and easy access to major roads like the M1 and M25. Recent regeneration projects and ongoing development have further enhanced WD18's appeal, making it a vibrant and convenient place to live within the Greater London commuter belt.



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



GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 504 SQ.FT.
(46.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

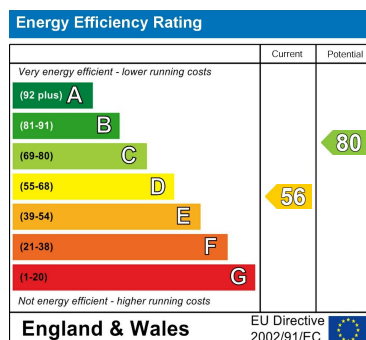
KINGS AVENUE
TOTAL APPROX. FLOOR AREA 1309 SQ.FT. (121.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

D

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