



House - Terraced (EPC Rating: D)

**ESTCOURT ROAD, WATFORD, WD17
2PZ
PCM**

£2,250 PCM

3 Bedroom House - Terraced located in Watford

A MUST VIEW - FULLY RENOVATED THREE BEDROOM HOUSE LOCATED IN A PRIME LOCATION JUST 0.2 MILES TO WATFORD JUNCTION AND WATFORD'S HARLEQUIN SHOPPING CENTRE - AVAILABLE NOW!

This fully renovated, spacious and bright three bedroom family home is ideally located just 0.2 miles from Watford Junction Station and 0.2 miles from Watford's Harlequin Shopping Centre, making it perfectly positioned for commuters and local amenities, and is available for immediate occupation. The property has been refurbished from top to bottom to an immaculate standard, including a new boiler, new flooring and carpets throughout, new radiators and freshly replastered walls.

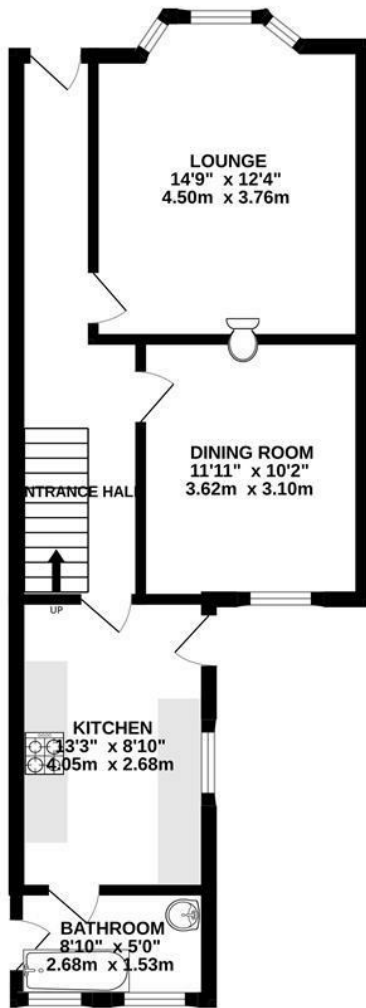
Upon entering, the house offers a welcoming entrance hallway leading to a spacious and bright front living room, a separate dining room and a fully refurbished kitchen with access to the rear garden, as well as a modern downstairs bathroom. The first floor comprises three well-proportioned double bedrooms and an additional toilet located off the landing.

Further benefits include a rear patio garden, gas central heating, double glazing and permit parking. The property is offered unfurnished and is available immediately.



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

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



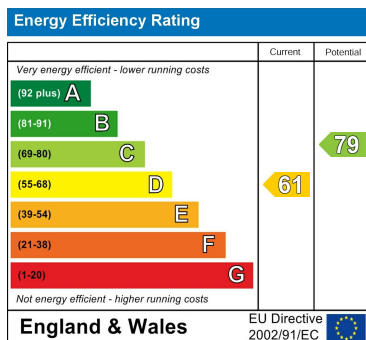
TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.

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

D

Energy Performance Graph



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