House - Terraced (EPC Rating: D)

MERTON ROAD, WATFORD, HERTFORDSHIRE, WD18 0WY
PCM

£1,550 PCM

2 Bedroom House - Terraced located in Hertfordshire

Located in a prime position, this charming Victorian mid-terraced house presents an excellent opportunity for those seeking a blend of character and convenience. With two double bedrooms, this property is ideal for small families, couples, or individuals looking for a comfortable home.

Upon entering, you are welcomed into a lounge that exudes warmth and character, perfect for relaxing or entertaining guests. The well-appointed kitchen diner offers a practical space for family meals and gatherings. The ground floor bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its prime location. Situated just a short walk from mainline train stations, commuting to London and beyond is both quick and easy. Additionally, the property is surrounded by a selection of local schools, including the highly regarded Watford Girls Grammar School, making it an excellent choice for families prioritising education.

For those with a vehicle, the property also benefits from parking for one car, a valuable asset in this bustling town centre location. Available from mid September, this unique home is ready to welcome its new occupants.
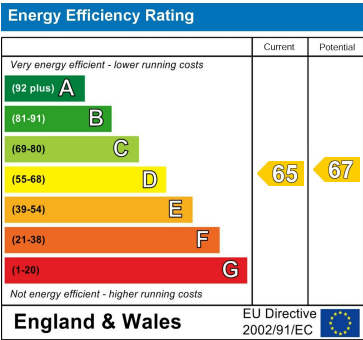
In summary, this two-bedroom terraced house combines Victorian charm with modern living, all within a vibrant community. Don't miss the chance to make this delightful property your new home.

Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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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