



House - Terraced (EPC Rating:)

**ST MARYS ROAD, WATFORD,
HERTFORDSHIRE, WD18 0EE**
PCM

£1,700 PCM



2 Bedroom House - Terraced located in Hertfordshire

MODERN TWO BED TWO BATH HOUSE - 0.2 MILES TO WATFORD GIRLS GRAMMAR - CLOSE TO SHOPPING CENTRE & ALL THE TOWN CENTRE TRAIN STATIONS WHICH OFFER SPEEDY ACCESS TO CENTRAL LONDON.

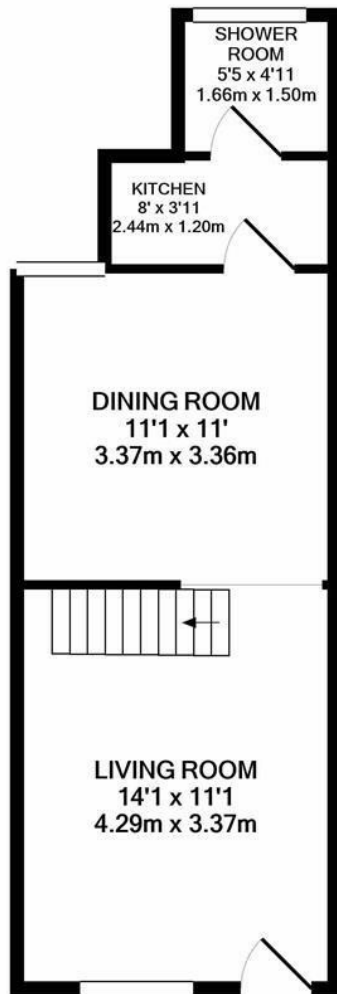
This modern two-bedroom, two-bathroom home is ideally located just 0.2 miles from Watford Girls' Grammar School and within close proximity to Watford's main shopping centre and all three town centre train stations, offering speedy access to Central London, with Euston reachable in approximately 20 minutes.

Perfect for a professional couple or a small family, the property features a bright open-plan lounge and dining area, a kitchen equipped with modern appliances, and a convenient downstairs shower room. Upstairs, you'll find two generous double bedrooms and a main bathroom which is accessed via the master bedroom, offering a private ensuite-style setup.

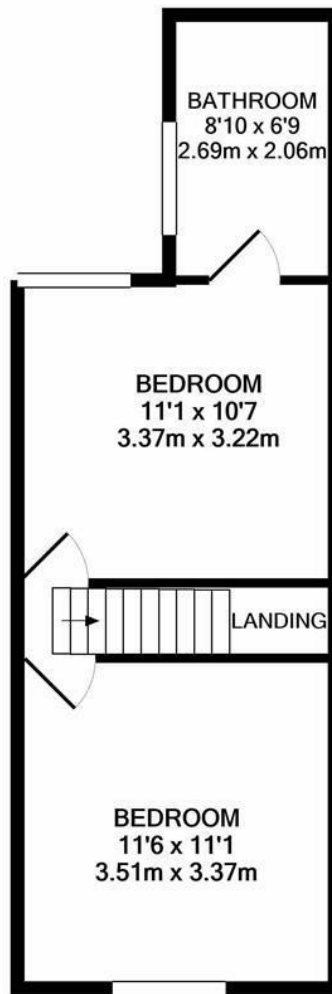
To the rear, the home benefits from a private garden with a patio area leading onto a well-maintained lawn, ideal for relaxing or entertaining. Situated on the popular St Mary's Road in Central Watford, this home is surrounded by excellent schools, shops, and local amenities. The property is offered unfurnished and will be available from September 2025.



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



GROUND FLOOR



1ST FLOOR

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

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

01923 220 012

enquiries@warrenanthony.co.uk

www.warrenanthony.co.uk

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