

House - Terraced (EPC Rating: C)

**MERTON ROAD, WATFORD, WD18 0WY**

PCM

**£1,600 PCM**

# 2 Bedroom House - Terraced located in Watford

0.3 MILES TO WATFORD GIRLS GRAMMAR SCHOOL - 0.3 MILES TO WATFORD GENERAL HOSPITAL - 0.3 TO WATFORD INTU SHOPPING CENTRE - SHORT WALK TO CASSIOBURY PARK.

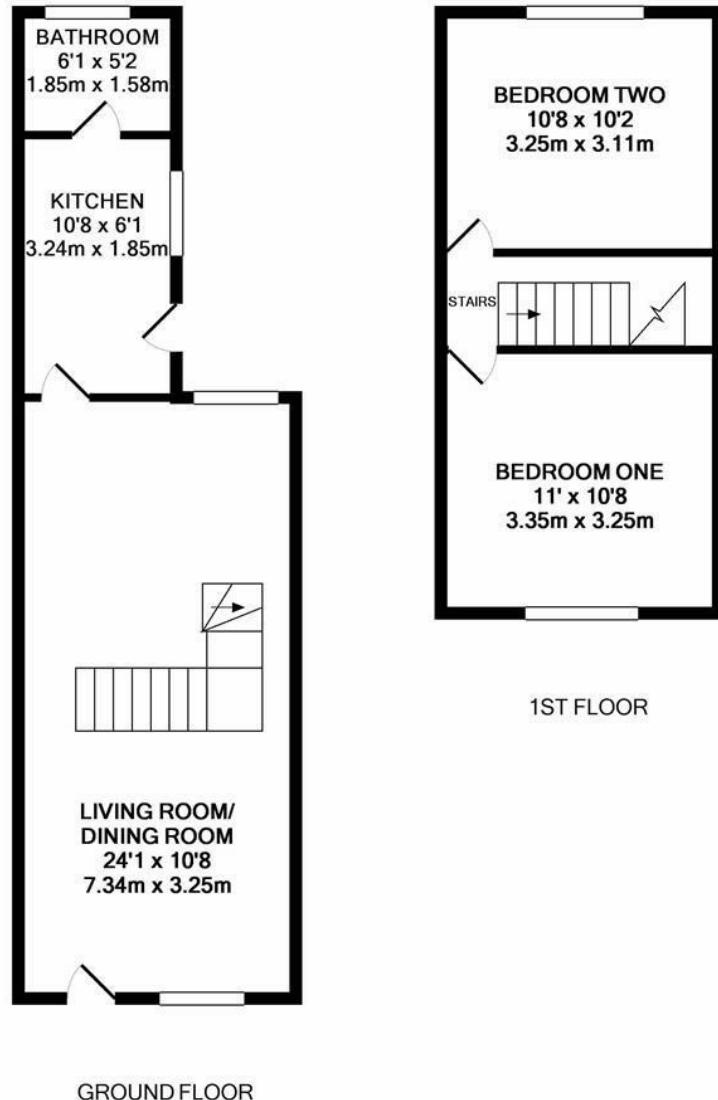
This beautifully presented two bedroom mid terrace property is available offers an open plan living/dining area with good quality floor throughout, leading into a modern kitchen area with a gas cooker, washing machine, fridge/freezer. Through the kitchen is a bathroom which consists of a fitted shower, wash basin and WC. A Lobby leads into the generously sized garden.

Upstairs consists of two large bedrooms which have carpets. Both bedrooms have been finished to a high standard.

TWO PARKING PERMITS AVAILABLE, THIS HOUSE IS AVAILABLE EARLY SEPTEMBER 2024.



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



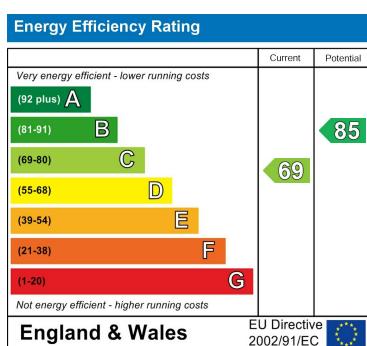
#### MERTON ROAD

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

**C**

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