



House - End Terrace (EPC Rating: D)

**LIVERPOOL ROAD, WATFORD, WD18  
0DN  
PCM**

**£1,750 PCM**

# 2 Bedroom House - End Terrace located in

BEAUTIFUL & SPACIOUS TWO BED TWO BATHROOM FAMILY HOME PRESENTED TO A HIGH STANDARD - 286 METRES TO WATFORD GIRLS GRAMMAR SCHOOL - 0.5 MILES TO WATFORD GENERAL HOSPITAL AND A SHORT WALK INTO WATFORD TOWN CENTRE.

Presented to a high standard throughout, this beautiful and spacious two-bedroom, two-bathroom family home is superbly located in the heart of WD18, one of Watford's most sought-after residential areas. The property sits just 286 metres from Watford Girls' Grammar School, 0.5 miles from Watford General Hospital, and within a short and easy walk of Watford town centre, making it ideal for families and professionals alike.

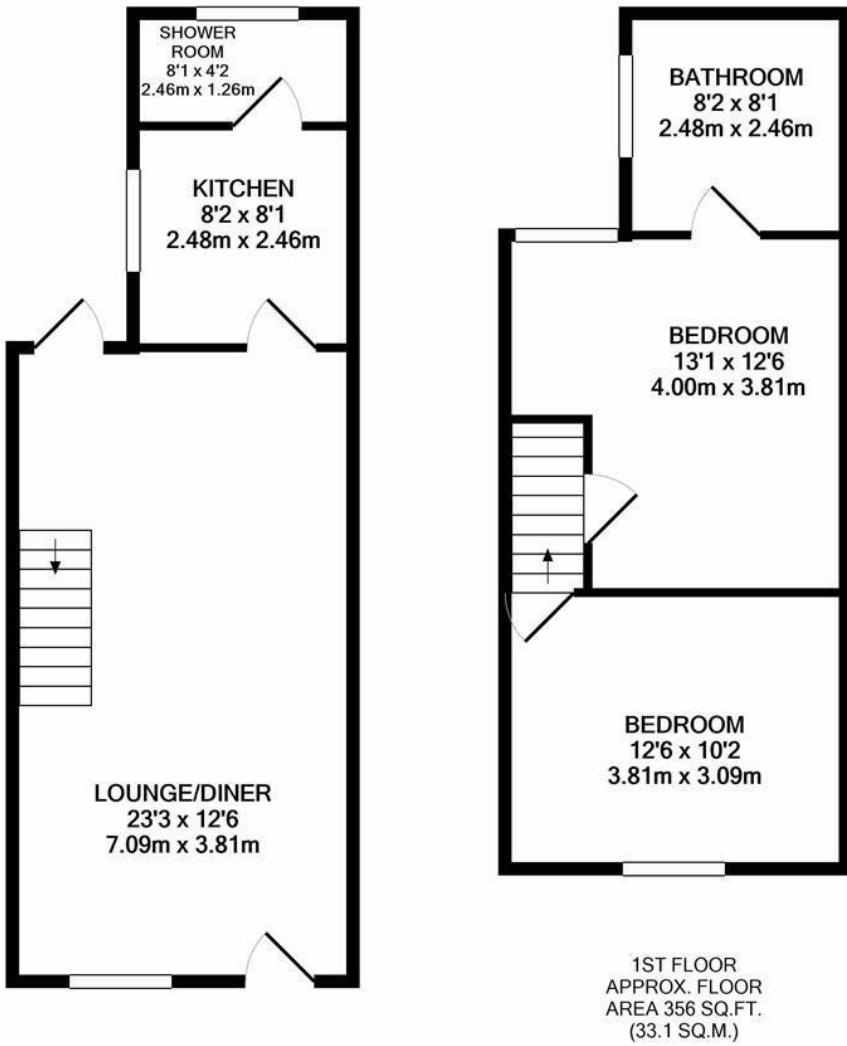
WD18 is highly regarded for its excellent schools, strong transport links, and close proximity to Watford's vibrant town centre. Residents enjoy easy access to the Atria Shopping Centre, a wide range of shops, cafés, restaurants, leisure facilities, and green spaces such as Cassiobury Park, all contributing to the area's outstanding lifestyle appeal.

On the ground floor, the property offers a spacious lounge/diner featuring an electric fireplace, creating a warm and welcoming living space. This is complemented by a modern fitted kitchen with an integrated double oven and fridge freezer, along with a contemporary shower room with WC, ideal for busy family life.

The first floor comprises two generous double bedrooms, with a large modern bathroom accessed off the rear bedroom, providing flexible and well-proportioned



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



GROUND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

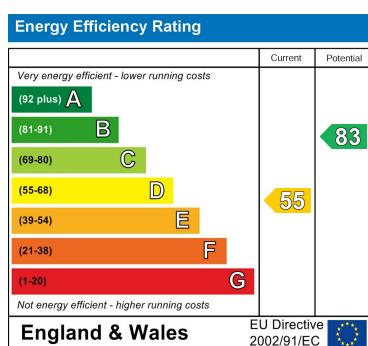
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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