



House - Terraced (EPC Rating: D)

MERTON ROAD, WATFORD, WD18 0WY

PCM

£1,600 PCM



# 2 Bedroom House - Terraced located in Watford

LOCATED IN CENTRAL WATFORD IS THIS TWO BEDROOM MID TERRACE HOUSE - 0.3 MILES TO WATFORD HOSPITAL - 0.2 MILES TO WATFORD'S HUGE IMPRESSIVE TOWN CENTRE AND JUST 0.9 MILES TO WATFORD JUNCTION STATION!

This two bedroom property is located in Watford town centre with shops, train stations, parks and public transport services are all just within a few minutes walk. The property is offered in a great condition and comprises of living room, open plan dining room and kitchen, modern ground floor bathroom and two bedrooms upstairs. Additionally the property has gas central heating, double glazing, a nice rear garden and is offered Unfurnished. Available mid September 2025.

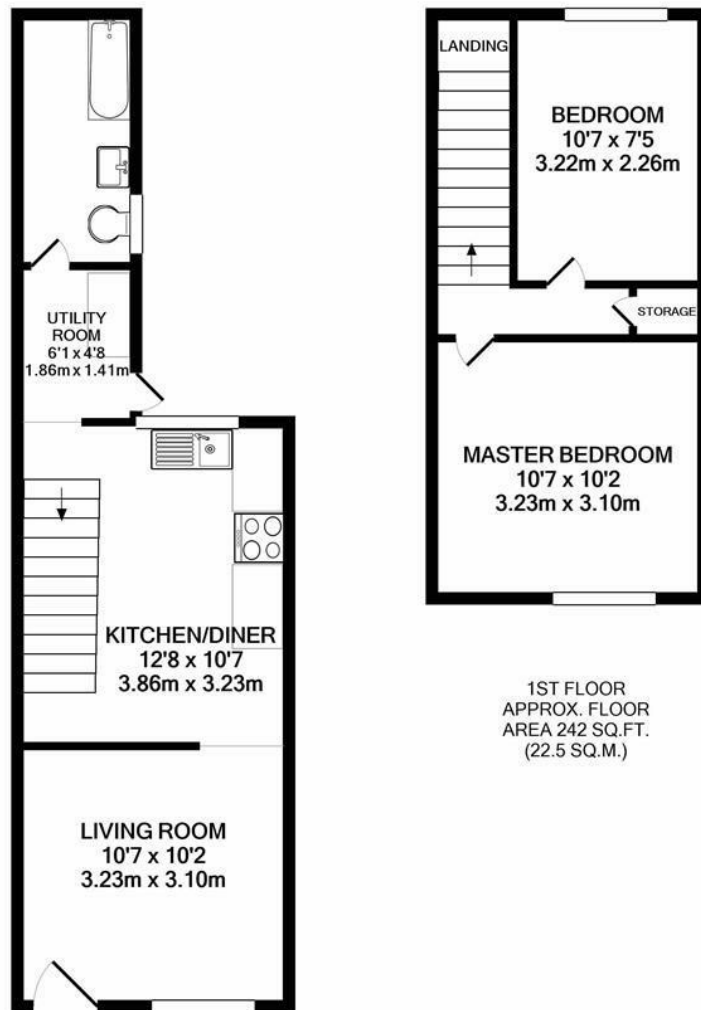
WD18 is a popular and diverse area located to the southwest of Watford town centre, offering a great mix of residential, commercial, and green spaces. Known for its proximity to key local amenities, including Watford General Hospital, Watford FC's Vicarage Road Stadium, and the picturesque Cassiobury Park, WD18 appeals to both families and professionals.

The area benefits from excellent transport links, with Watford Metropolitan Line station nearby and easy access to major roads like the M1 and M25. Recent regeneration projects and ongoing development have further enhanced WD18's appeal, making it a vibrant and convenient place to live within the Greater London commuter belt.





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



GROUND FLOOR  
APPROX. FLOOR  
AREA 316 SQ.FT.  
(29.3 SQ.M.)

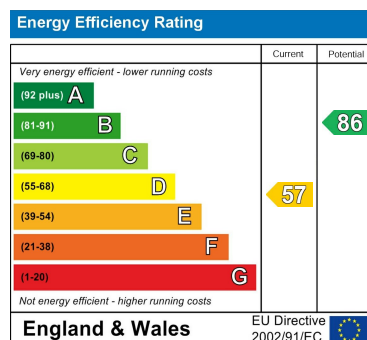
TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 SQ.M.)

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