



House - Semi-Detached (EPC Rating: D)

**EUSTON AVENUE, WATFORD,  
HERTFORDSHIRE, WD18 7SY  
PCM**

**£1,850 PCM**

# 3 Bedroom House - Semi-Detached located in Hertfordshire

THREE BEDROOM SEMI DETACHED HOME IN WATFORD JUST 0.5 MILES TO WATFORD GENERAL HOSPITAL, 0.6 MILES TO WATFORD METROPOLITAN STATION, 0.9 MILES TO CASSIOBURY PARK AND UNDER 1 MILE TO WATFORD'S VIBRANT TOWN CENTRE! ZERO DEPOSIT OPTION AVAILABLE

This property has a lounge and a dining room, perfect for entertaining guests or simply relaxing with the family. One of the reception rooms has doors leading out onto the lovely garden. There is a spacious kitchen with integrated appliances and a downstairs w.c. On the first floor; you have three bedrooms (two with fitted wardrobes) and a family bathroom with a separate toilet. The property is finished with laminate flooring throughout and newly laid carpets on the stairs. The house is very bright, modern and welcoming. The property features a garden with both lawn and patio areas, providing the ideal space for outdoor activities or enjoying a bbq on those summer evenings!

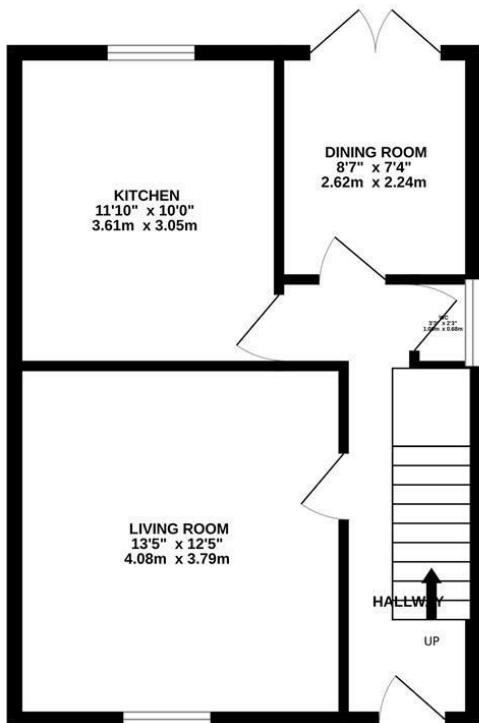
Situated conveniently close to Watford General Hospital, Watford Metropolitan Station, Watford Town Centre, and Cassiobury Park, this home offers easy access to essential amenities and recreational areas. Additionally there is permit parking for two cars.

Don't miss out on the opportunity to make this beautifully renovated house your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

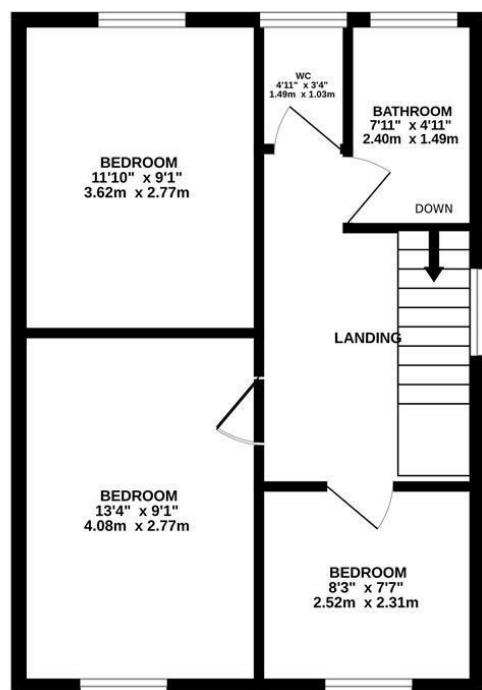


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

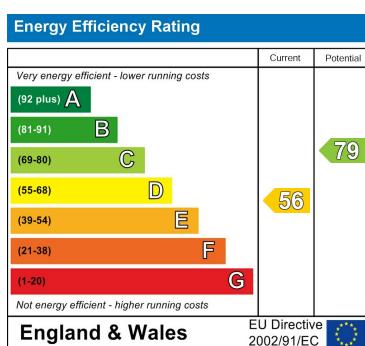
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be 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