



House - Terraced (EPC Rating: D)

**ST JAMES ROAD, WATFORD, WD18
0DX**
PCM

£1,700 PCM

3 Bedroom House - Terraced located in Watford

REFURBISHED TO A HIGH STANDARD - TWO/THREE BEDROOM HOUSE IN A PRIME LOCATION JUST 0.4 MILES TO WATFORD GIRLS GRAMMAR SCHOOL & 0.6 MILES TO WATFORD GENERAL HOSPITAL. AVAILABLE NOW!

This fully refurbished home has been thoughtfully updated from top to bottom, offering modern comfort and convenience throughout. Recent improvements include new insulation and a new roof at the rear of the house, along with new window panels, a secure front door with a five-lock system, new carpets, and fresh laminate wood flooring.

Inside, the property features two main bedrooms, with a third room located off the second, ideal for a study, nursery, or dressing room. The ground floor comprises a spacious living room, a separate dining room, a modern kitchen, and a stylishly updated bathroom.

Ideally situated almost directly opposite Watford Girls' Grammar School, the property is just minutes from Watford General Hospital and a short walk to Watford town centre, offering excellent access to local amenities and transport links. Permit parking is available.

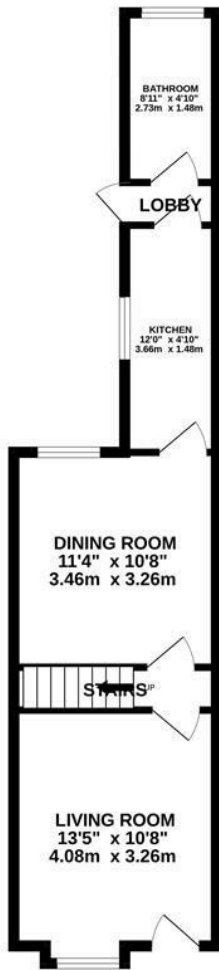
Please note the landlord has invested heavily for the benefit of the new tenants. The property has been rewired, new insulation and roofing above bathroom and EPC rating is C.

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



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

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

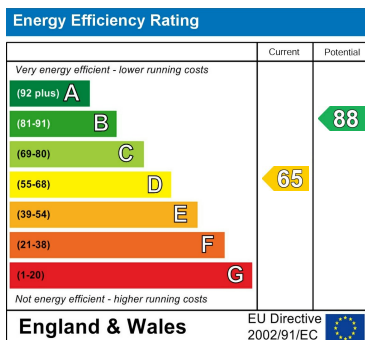
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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