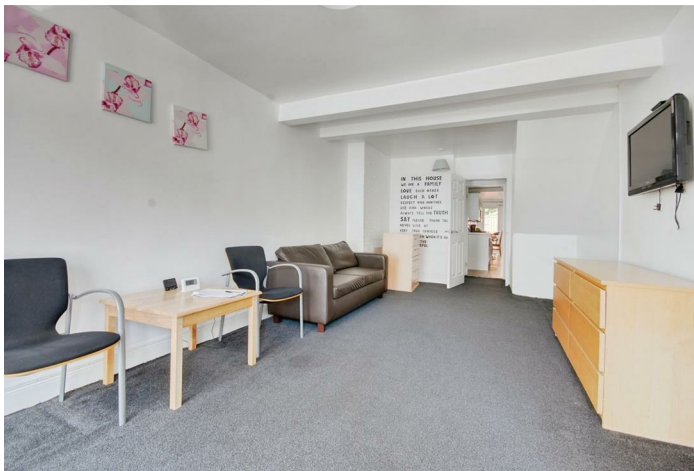




House - Terraced (EPC Rating:)

**ST. MARYS ROAD, WATFORD, WD18
0EE**

Per Month

£1,750 Per

3 Bedroom House - Terraced located in Watford

TWO BEDROOM TERRACED HOUSE WITH ADDITIONAL STUDY ROOM IN A PRIME WD18 LOCATION JUST MOMENTS FROM WATFORD TOWN CENTRE, WATFORD GIRLS GRAMMAR SCHOOL AND WATFORD GENERAL HOSPITAL

A fantastic opportunity to rent this well-presented two/three bedroom terraced home, ideally positioned in a highly sought-after WD18 location. Perfectly placed just 0.3 miles from Watford Girls Grammar School, approximately 0.5 miles from Watford General Hospital and only a few seconds' walk from Watford Town Centre, this property offers excellent convenience for families, professionals and hospital staff alike.

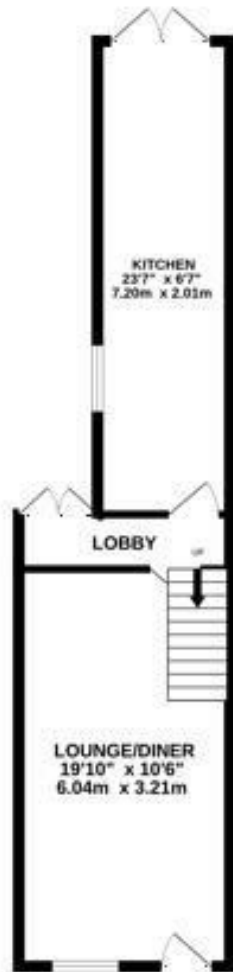
The accommodation is arranged over three floors and offers flexible living space throughout. Upon entering the property, you are welcomed into a large living room, providing a bright and comfortable area for relaxing or entertaining. This leads through to a lengthy kitchen/diner, offering a practical and sociable space with doors opening directly onto a small rear garden, complete with a useful storage shed.

To the first floor, there is a large and bright double bedroom, a separate study room, and a bathroom located off the landing. Stairs then lead to the loft conversion, which provides a further double bedroom, creating excellent additional space and making the property suitable as either a two-bedroom home with study or a three-bedroom layout, depending on requirements.



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

GROUND FLOOR
293 sq.ft (26.5 sq.m) approx.



1ST FLOOR
206 sq.ft (26.6 sq.m) approx.



2ND FLOOR
122 sq.ft (11.4 sq.m) approx.

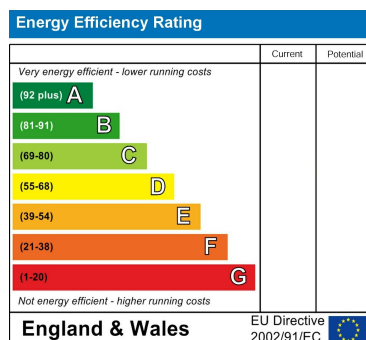


TOTAL FLOOR AREA: 902 sq.ft (74.5 sq.m) approx.

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.
Made with lettrigra 1/2015

Council Tax Band

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