

Canterbury Road
Watford
Hertfordshire
WD17 1QT

To Let
£2,700 PCM



Well presented 4 bedroom semi-detached house. Excellent location, walking distance to Watford Junction Station and Town Centre. Large living room with bay and feature fireplace, office/play room, cloakroom, open plan lounge/kitchen diner, kitchen fully fitted with appliances and bi-folding doors to the garden, with small summer room. Stairs leading to two double bedrooms and a good sized single bedroom, family bathroom with shower over bath. Stairs leading to large loft room with en-suite bathroom. Residence permit parking. EPC rating D. Unfurnished. Available mid May.



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Watford

Watford town centre provides an excellent range of shopping and support services for its vibrant and mixed population. It is situated on the north-west corner of London, positioned very well for access to London via rail networks and motorway access (close to M25 and M1). The area provides excellent schools both state and private (Watford Boys and Girls Grammar) and a wide range of leisure facilities including the famous Grove Hotel Resort.

Living room 16.04x12.10

With bay and feature fireplace

Lounge 13.11x10.11

With feature fire place, open plan to kitchen/diner

Kitchen/Diner 18.4x10.07

Kitchen fully fitted with appliances. Bi-folding doors to garden

Study/Playroom 9.04x8.11

Bedroom 1 13.10x12.11

Large double with feature fireplace

Bedroom 2 13.11x10.11

Double with feature fireplace

Bedroom 3 10.07max x8.11

With shower over bath

Bedroom 4 18.03max x14.05x14.05

Large loft room with en-suite bathroom

Council Tax Band

Watford BC - band E - £2,733.26 pa approx

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £81k pa.

Holding deposit required - equal to one weeks rental - £623.07

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3115.38

One months rental payable in advance at Tenancy start date - £2700.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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