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t 01923 447192 & 01923 447195
e lettings@lathamsmith.co.uk
w www.lathamsmith.co.uk



Observer Drive, Watford

£2,500 per month

A conveniently located 4 bedroom townhouse located close to Watford Town centre and a short walk to both Watford Boys Grammar School and Watford Met Line station. This spacious property is arranged over 3 floors and comprises: Entrance hall, lounge with doors out to rear garden, fitted kitchen with integrated appliances, downstairs study/workshop, cloakroom, master bedroom with built-in wardrobes and en-suite shower room, 3 further double bedrooms and contemporary family bathroom. There is off street parking to the front for 2 vehicles.

Available 31st July, unfurnished.

- **Spacious 4 double bedroom townhouse**
- **Located close to Watford Boys Grammar school**
- **Lounge with doors to rear garden**
- **2 Bathrooms (1 en-suite)**
- **Driveway Parking for 2 cars**
- **Available 31st July**



Property Details

Entrance Hall

Wood laminate flooring, 2 x storage cupboards, radiator, stairs to the first-floor landing.

Downstairs W/C

Low-level w/c, pedestal wash hand basin, window to front, radiator, vinyl flooring.

Study/Workshop 3.38m (11'1") x 2.46m (8'1")

Carpeted.

Kitchen 4.57m (15'0") x 3.86m (12'8")

Range of fitted wall & base units with work surfaces over, inset stainless steel sink unit with mixer tap & single drainer, built-in gas hob with stainless steel extractor hood over, integrated double oven, fridge/freezer, washer/dryer & dishwasher, tiled flooring, opens to:

Lounge 4.88m (16'0") x 3.38m (11'1")

Wood laminate flooring, patio doors out to the enclosed rear garden, radiator.

First Floor Landing

Carpeted, cupboard housing tank, storage cupboard, stairs to second-floor landing.

Master Bedroom 4.85m (15'11") x 4.11m (13'6")

Wood laminate flooring, mirror fronted fitted wardrobes, 2 x windows to front, radiator, door to en-suite.

En-suite

Shower cubicle, pedestal wash hand basin, low-level w/c, towel radiator, part tiled walls, vinyl flooring.

Bedroom Two 4.88m (16'0") x 4.04m (13'3")

Wood laminate flooring, 2 x windows to rear, 2 x radiators.

Second Floor Landing

Carpeted, radiator.

Bedroom Three 4.85m (15'11") x 4.44m (14'7")

Carpeted, window to front, radiator, loft access.

Bedroom Four 4.88m (16'0") x 3.86m (12'8")

Carpeted, window to rear, radiator.

Garden

Enclosed rear garden, mainly laid to lawn with patio area.

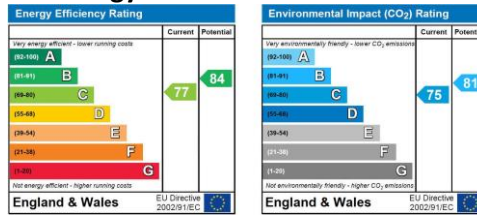
Parking

Off street parking to front for 2 vehicles.





Energy Performance Certificate



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.