

Mulburries

Woolman Road , Watford, WD17 4DQ

£3,000 Per month 23rd September 2024



**Woolman Road, Watford**

**WD17 4DQ**

- **Four bedrooms**
- **Three bathrooms**
- **Living room**
- **Set over three floors**
- **Private rear garden**
- **Off street parking**
- **Garage**
- **EPC rated C**
- **0.1 miles to Nascot Wood Junior & Infant School**
- **0.7 mile to Watford Junction train station**



Mulburries are proud to offer an immaculate 4-bedroom Town House built to a high specification, set within a highly desirable neighbourhood in Watford, the estate provides large play areas within and is great for dog walkers along with Watford's famous Cassiobury park at a walking distance of 10 minutes.

From the ground floor you have access to an integral garage with excellent built in storage, downstairs W/C, open plan high spec fitted kitchen and family dining area leading to a lawned garden with patio area.

The first floor boasts a light and spacious sitting room with feature Juliet balcony and bedroom with fitted wardrobes.

The second floor is serviced by a large landing area leading to principle double bedroom with built in wardrobes and feature Juliet balcony with en-suite,





second double bedroom, single bedroom both serviced by a family bathroom.

To the front of the house, you have a dedicated driveway for off street parking from the garage and to rear is a private garden with patio area.

A stone throws away close to the house is an Tesco express, Woolman road is perfectly located for the OFSTED (Outstanding) Nascot Wood School located approximately 0.1 miles away, within approximately 1.5 miles of Watford Grammar School - one of the highest rated schools in UK.

Watford Town Centre is approximately 1 mile away providing excellent shopping facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and The Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. For the road user, both the M1 and M25 Motorways can be reached, typically, within a drive of five/ten minutes.



## Floor Plan



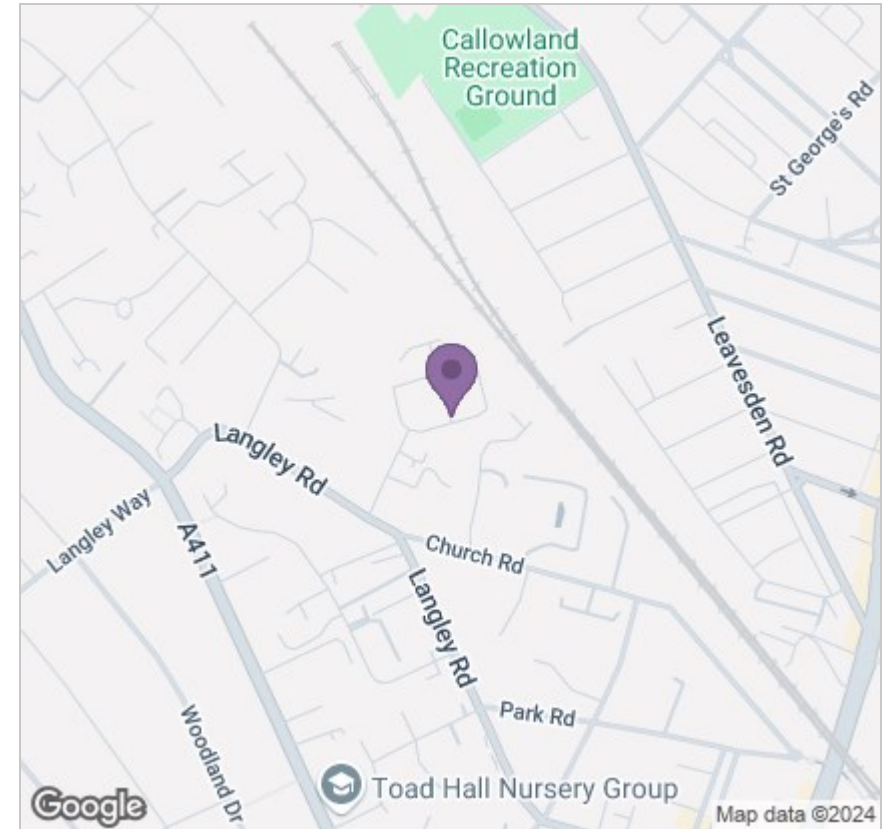
## Viewing

Please contact our Mulburries-Lettings Office on 07979497625 if you wish to arrange a viewing appointment for this property or require further information.

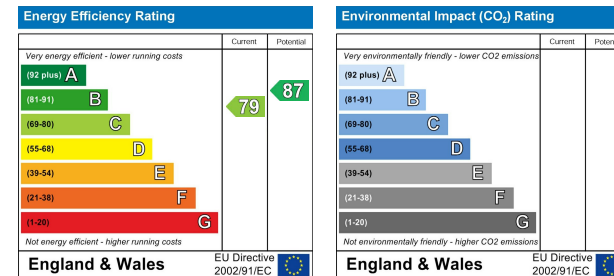
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## Area Map



## Energy Efficiency Graph



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