



**WATFORD, HERTFORDSHIRE**  
*£2,750 PER MONTH AVAILABLE 22/06/2024*

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS

Watford, Hertfordshire

**£2,750 Per Month**  
**Unfurnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- 4 Bedrooms, - 2 Bathrooms, - Gym & swimming pool facilities, - Balcony, - Garden, - Garage & residents' parking, - Deposit equivalent to 5 weeks' rent, - Council tax band F

## Council Tax

Council Tax Band F

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
01923 896444  
rickmansworthlettings@hamptons.co.uk  
www.hamptons.co.uk

# { A LOVELY FOUR BEDROOM TOWNHOUSE WITH GARDEN AND GARAGE

## The Property

This well presented end of terrace town house has flexible living arranged over three floors. The accommodation on the ground floor comprises an entrance hallway with cloakroom, a study or snug along with a modern fitted kitchen open plan to the dining room with French doors to the garden. On the first floor is a bright and spacious sitting room with two sets of doors out to a balcony, two spacious double bedrooms and a family bathroom. On the second floor are two more double bedrooms that share a 'jack & jill' four piece bathroom. Outside the garden is fully enclosed and laid to lawn with decking. This is a great family home with such excellent accommodation, it's a must see! Also included is use of the on-site swimming pool, gym and concierge service. Deposit equivalent to 5 weeks' rent. Council tax band F.

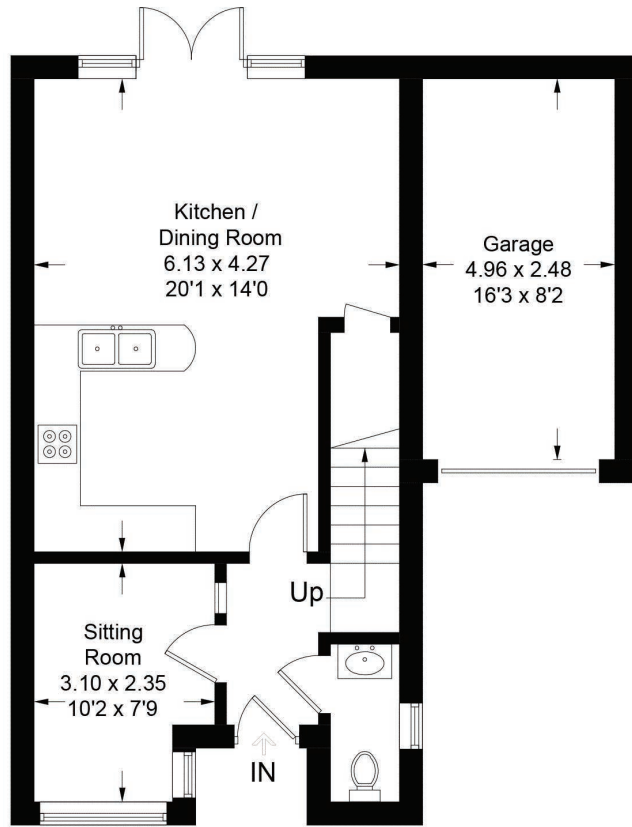
## Location

Watford town centre is approximately 1 mile distance with its excellent selection of shops, including the Atria centre. Transport facilities include the Metropolitan Line at Watford Station (just a short stroll from the property) and the Main Line to Euston from Watford Junction. Junction 19 of the M25 is approximately 1.25 miles distance, connecting with the national motorway network and airports. There are a good selection of schools, both state and private to include Watford Boys and Girls Grammar Schools.

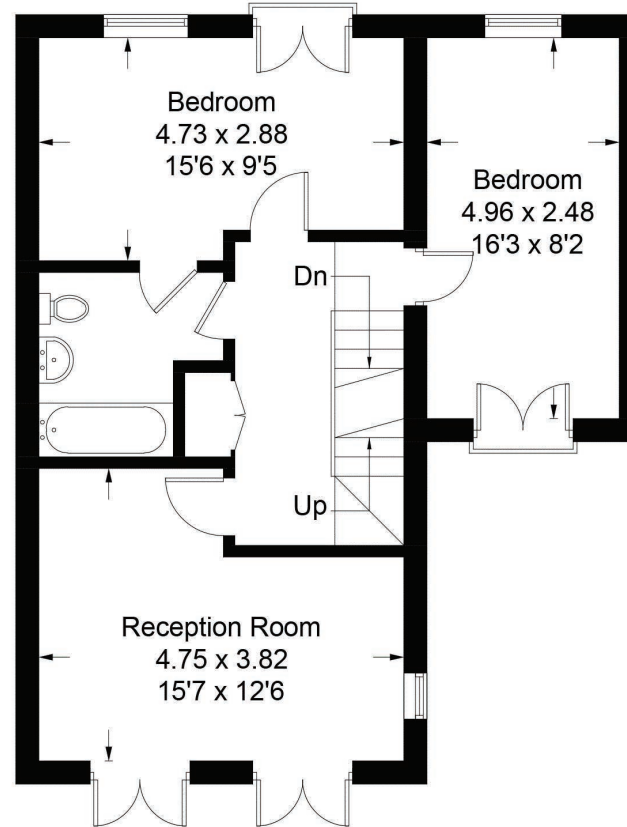


# Malkin Way

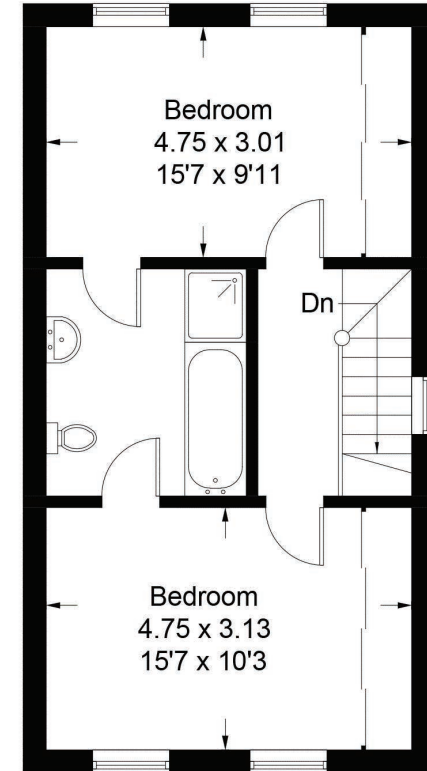
Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 159.3 sq m / 1714 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID596886)

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

