



FRIDGE LANE, WATFORD
£3,000 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Ridge Lane, Watford

£3,000 Per Month
Unfurnished

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

Features

- Newly decorated with new carpets, -
Brand new kitchen and bathrooms, - Four
bedrooms, - Two bathrooms plus
downstairs w/c, - Lawned garden, -
Garage and driveway parking, - Deposit
equivalent to 5 weeks' rent, - Council tax
band G

Council Tax

Council Tax Band G

Hamptons

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{ A STUNNING DETACHED FAMILY HOME IN POPULAR NASCOT WOOD

The Property

This immaculate detached family home has been newly decorated throughout including new carpets. The accommodation comprises: A private entrance hallway leading to double-aspect main reception room with feature fireplace, second reception room, brand new fitted kitchen with appliances & doors to private rear garden, separate utility room and w/c. Stairs to first floor and a lovely spacious landing leading to four bedrooms and two brand new bathrooms. Also includes a garage and driveway parking. Situated a short distance from Watford town centre this property has excellent access to the M25. Deposit equivalent to 5 weeks' rent. Council tax band G.

Location

Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minute train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Shopping is dominated by the Atria shopping Centre in the heart of the town. For recreation, Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. Watford has a great selection of quality secondary and primary schools. A very popular choice is Parmiters Secondary School and Watford Boys and Girls Grammar School, Nascot Wood primary, all having achieved being in the top 100 schools in Hertfordshire.



Ridge Lane, Watford, WD17

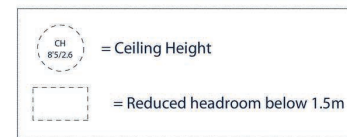
Approximate Area = 1397 sq ft / 129.7 sq m

Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1650 sq ft / 153.1 sq m

For identification only - Not to scale

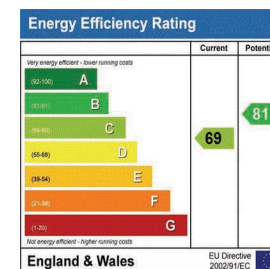


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com2024. Produced for Hamptons. REF:1125170

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.





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THE HOME EXPERTS