



GRANGE CLOSE WATFORD WD17
£2,950 PER MONTH AVAILABLE 23/08/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Grange Close Watford WD17

£2,950 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- Five bedrooms, - Three reception rooms, - Three bathrooms, - Utility, - Open plan kitchen, - Driveway, - Garden, - Deposit equivalent to 5 weeks' rent, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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

{ A FIVE BEDROOM HOME IN A GREAT SCHOOL CATCHMENT

The Property

Located in a prime position in Watford, this five bedroom family home has just offers plenty of space with well thought out accommodation, ideal for a family. The property is set at the end of a cul-de-sac with a driveway and double garage; from the front door there is lovely big entrance hallway, a formal living room with french doors to the garden, a dining room, w/c and finally a modern fitted kitchen that is open plan to a breakfast area that leads into a great conservatory. There is also a utility room off of the kitchen and access to the double garage (one half is a store room and the other is used as a garage). Upstairs there are five excellent bedrooms, all with fitted wardrobes, two with ensembles (one is jack and jill to two of the bedrooms) and finally a family bathroom. Outside to the rear there is a low maintenance patio garden and large shed. 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 minutes 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 Centre in the heart of the town. 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.



Grange Close

Approximate Gross Internal Area
 Ground Floor (Including Garage)
 109.8 sq m / 1182 sq ft
 First Floor = 84.0 sq m / 904 sq ft
 Total = 193.8 sq m / 2086 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID286356)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D		66	82
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

