



**DEVEREUX DRIVE WATFORD WD17**  
*£4,750 PER MONTH AVAILABLE NOW*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Devereux Drive Watford WD17

**£4,750 Per Month**  
**Part-furnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Immaculately presented throughout, - Impressive furnishings, - Spacious living with bi-fold doors to garden, - High specification kitchen with appliances, - Four double bedrooms, - Main bathroom plus en-suite shower room, - Attractive landscaped garden, - Gardener included, - Ample driveway parking, - Close to Cassiobury Park, - 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  
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www.hamptons.co.uk

# { AN IMPRESSIVE DETACHED PROPERTY IN A POPULAR CASSIOBURY LOCATION

## The Property

An impressive property with luxurious furnishings located just a short walk away from Cassiobury Park. Accommodation comprises: Entrance hallway leading to impressive and spacious living room with bi-folding doors to garden, high specification fully fitted kitchen with appliances and breakfast area, separate utility room and doors to garden, downstairs cloakroom, stairs to first floor, main double bedroom with en-suite shower room, three further double bedrooms and family bathroom. Outside the attractive rear garden is landscaped and includes a covered seating area. To the front there is ample driveway parking. Deposit equivalent to 5 weeks' rent. Council tax band F.

## Location

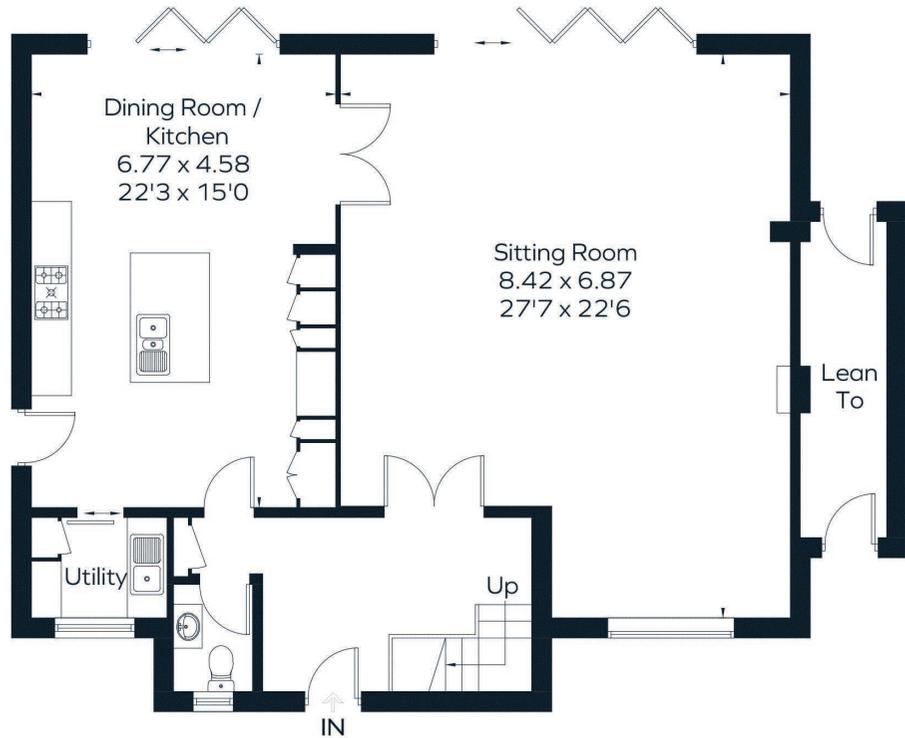
Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minute train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Cassiobury Park is located close by along with The Grove Hotel and golf course. Shopping is dominated by the Atria Centre in the centre of the town. Watford has a great selection of quality secondary and primary schools, both state and private.



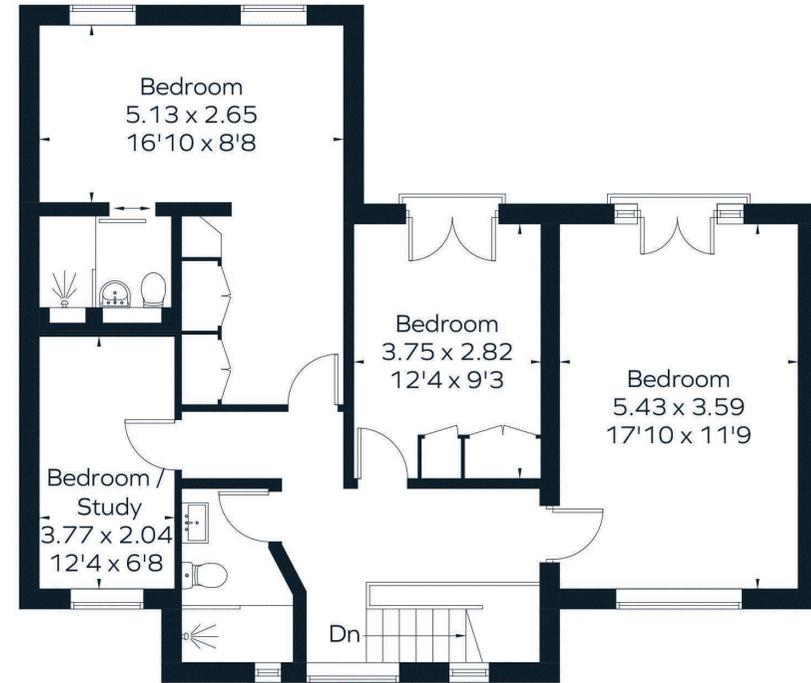
Approximate Area = 194.1 sq m / 20891 sq ft

(Including Lean To)

Including Limited Use Area (2.1 sq m / 23 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 291602

**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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - very high running costs	G		
		75	82

England & Wales EU Directive 2002/91/EC

