



LANGLEY ROAD WATFORD WD17
£2,995 PER MONTH AVAILABLE 17/09/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Langley Road Watford WD17

£2,995 Per Month
Part-furnished

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

Features

- Detached four bedroom property, - Close to Watford Junction station, - Spacious kitchen/breakfast room, - Extended living area with doors to garden, - Four bedrooms, - Bathroom and downstairs shower room, - Large private garden, - Part furnished or unfurnished, - Deposit equivalent to 5 weeks' rent, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

2 Station Road
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{ A DETACHED PROPERTY CLOSE TO WATFORD JUNCTION STATION

The Property

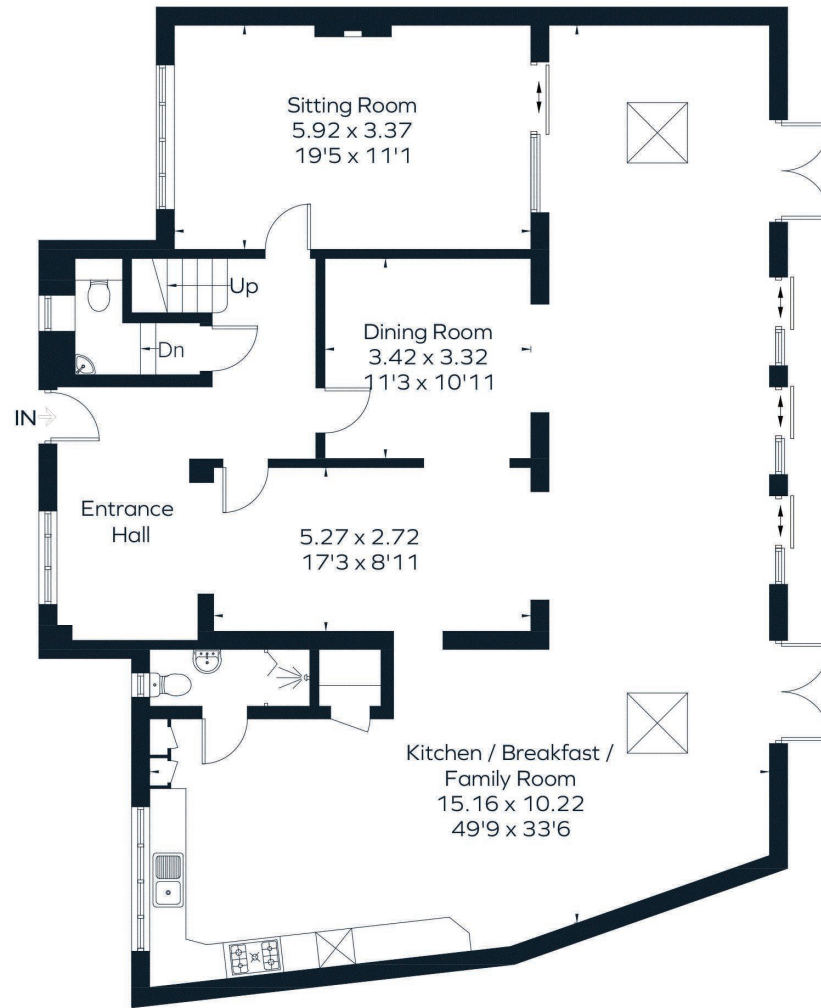
Ideally located for Watford Junction station, this detached property has been extended and offers spacious accommodation throughout. The property comprises: Entrance hall leading to large fully fitted kitchen/dining area with separate utility cupboard, downstairs shower room, drawing room, snug area and spacious living area across the rear of the property with multiple patio doors to private rear garden. On the first floor there are four bedrooms all including built-in wardrobes and bathroom with separate w/c. Outside to the front there is off-street parking for 4-5 cars. Deposit equivalent to 5 weeks' rent. Council tax band G.

Location

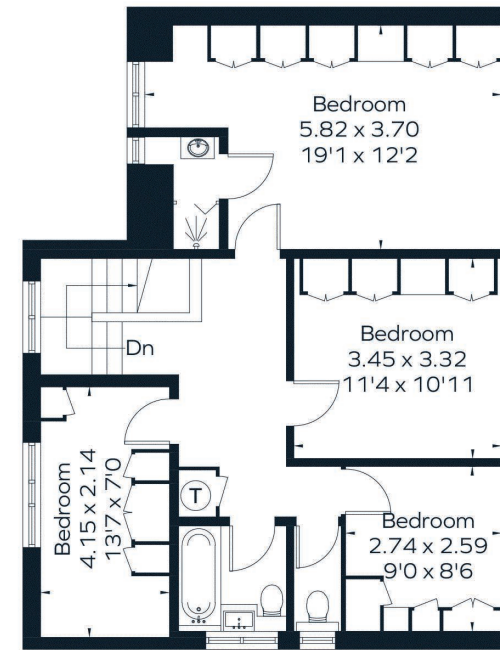
Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minutes train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Shopping is dominated by the Atria centre in the heart of the town. Watford has a great selection of quality secondary and primary schools. A very popular choice is Watford Boys and Girls Grammar Schools.



Approximate Area = 235.5 sq m / 2535 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



Ground Floor



= Reduced head height below 1.5m

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 305695

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.

