



**HOPWOOD CLOSE WATFORD WD17**  
**£1,750 PER MONTH** AVAILABLE 10/07/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Hopwood Close Watford WD17

£1,750 Per Month  
Unfurnished

 2 Bedrooms  
 1 Bathroom  
 1 Reception

## Features

- Two bedrooms, - Fitted wardrobes, -  
Sitting room, - Modern shower room, -  
Lovely garden with shed, - 2 parking  
spaces, - Deposit equivalent to 5 weeks'  
rent, - Council tax band D

## Council Tax

Council Tax Band D

Hamptons  
2 Station Road  
Rickmansworth, WD3 1QZ  
01923 896444  
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# { A LOVELY MID TERRACED HOUSE IN A CUL-DE-SAC LOCATION

## The Property

This well-presented mid-terrace home has been lovingly maintained and is in immaculate condition. The accommodation comprises of an entrance hall with stairs to the first floor and a door to the sitting room which includes an elegant feature fireplace with an electric fire. An under stairs cupboard provides useful storage. Glazed doors open into the kitchen/breakfast room which is fitted with a range of John Lewis wall and base units in a light wood finish with laminate work tops. Appliances include a Bosch dishwasher and washer/dryer, a Bosch fridge/freezer and induction hob with an extractor fan over and a Neff electric oven, all of which will remain in the property. Upstairs, there are two bedrooms and a spacious, modern shower room. The principal bedroom to the front has a fitted wardrobe plus an additional built-in cupboard and drawer unit. There is an airing cupboard with shelves for linen. To the rear, the second bedroom also has a range of John Lewis fitted wardrobes. Deposit equivalent to 5 weeks' rent. Council tax band D.

## Outside

At the front of the house there is allocated parking for two cars. A locked cupboard beside the front door is useful for deliveries. The rear garden has an area of block paved patio accessed from the kitchen with a garden store to one side. The rest of the garden is attractively paved with a bird bath feature and beautifully planted beds with a selection of flowers and roses on either side, maintained with an irrigation system. At the back of the garden is a large, insulated shed with lighting and power supply which would be

ideal to adapt for home working or hobbies. There are timber panel fences to the side boundaries and an outside tap.


## Location

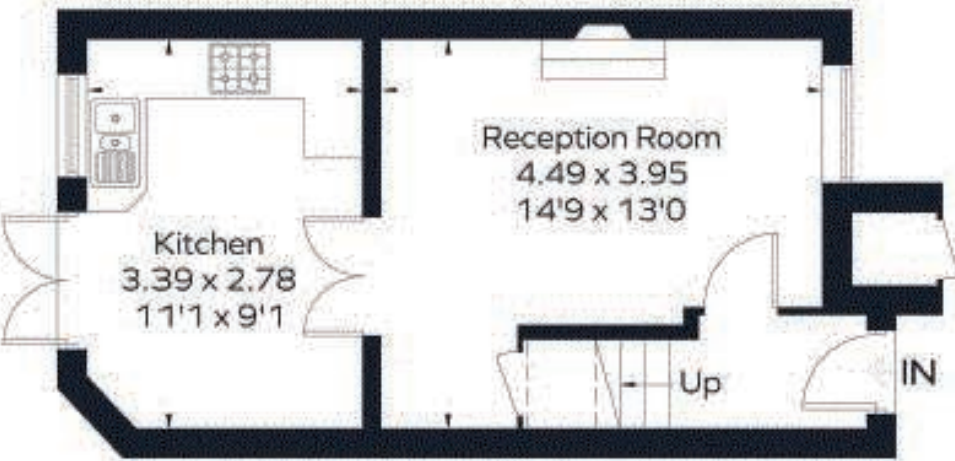
Watford town centre is approximately 2 miles distant with its excellent selection of shops, including the Atria shopping centre. Watford Junction provides Main Line services to Euston (approx. 20 mins on the 'faster trains'). Junctions 5 and 6 give access to the M1 and the A41 for links to the M25 is just over a mile away. There is a good selection of schools, both state and private, including Watford Boys and Girls Grammar Schools. Cassiobury Park is a blue flag park and has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The River Gade and the Grand Union Canal run through the Park. The Grove Country Club and Spa is under a mile away.



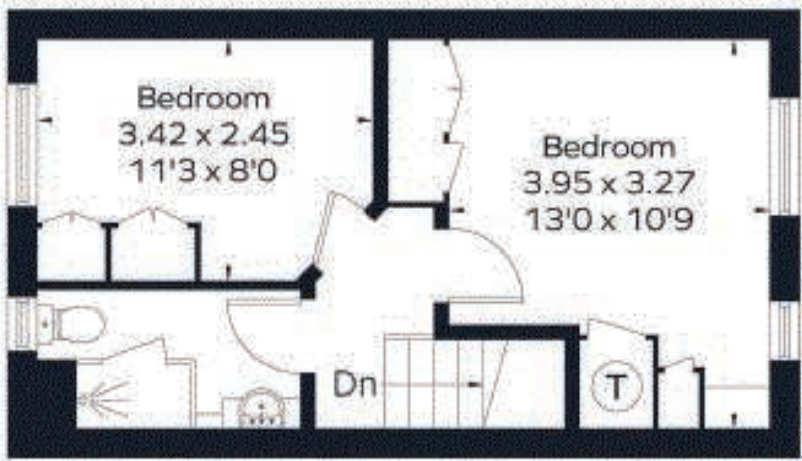
Approximate Area = 59.8 sq m / 644 sq ft (Excluding Void)  
Including Limited Use Area (0.9 sq m / 10 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor

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.

