



St. Michaels Drive Sheepcot Lane, Watford  
TO LET - £1,675 pcm

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& holt





## St. Michaels Drive Sheepcot Lane

Garston, Watford

Located within a quiet cul-de-sac and within a short drive of central Watford and Leavesden Studios, is this spacious two double bedroom modern home, which offers a private rear garden and off-street parking.

The property is available early July.

Please contact our Lettings Office on 01923 270444 for an appointment to view.

### FEATURES

- Two Double Bedrooms
- Quiet Cul-de-Sac Location
- Private Rear Garden
- Off-Street Parking
- Excellent Access to the M1 and M25 Motorways
- Close to Leavesden Studios
- Watford Junction approx 4 Miles





## St. Michaels Drive, Sheepcot Lane

Garston, Watford

The property is close to both Leavesden and Woodside Parks, with the residential area of Leavesden being close to Abbots Langley, where its High Street has a number of shops catering for most daily requirements.

For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles.

Council Tax Band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





*For broadband and mobile speeds see:*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

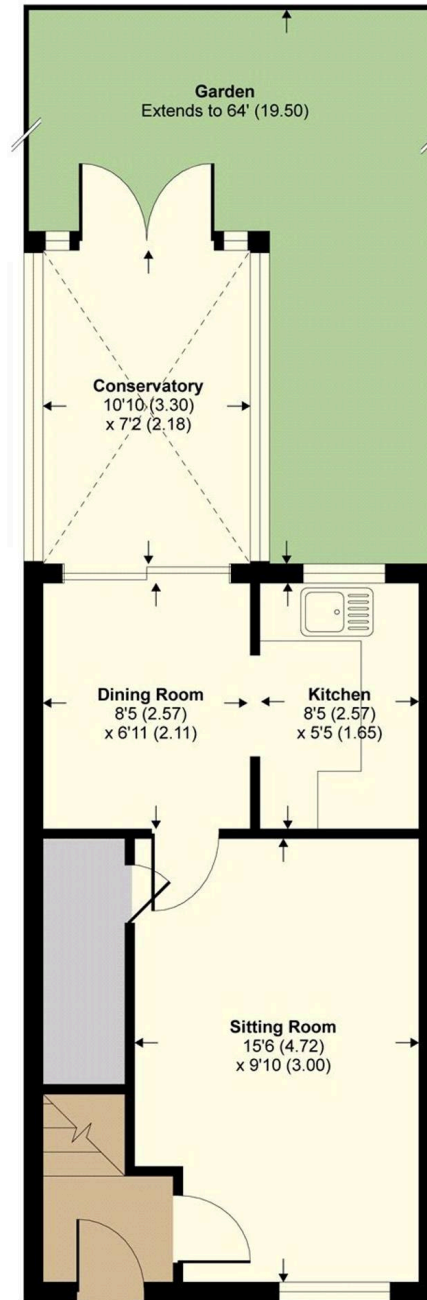
## **General Information**

### **Services**

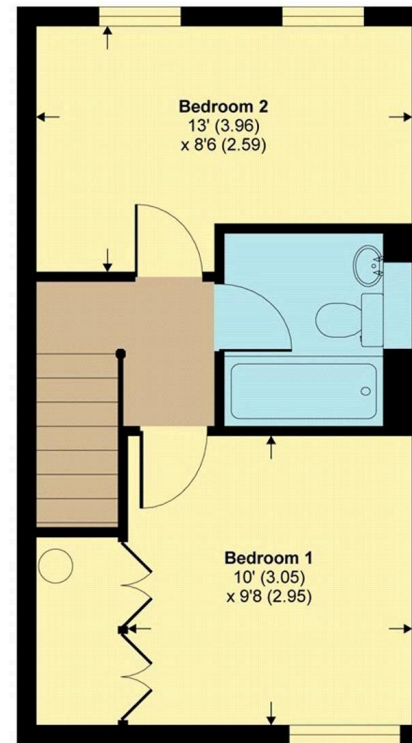
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.



APPROX. GROSS INTERNAL FLOOR AREA 705 SQFT / 65.4 SQM



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Proffitt & Holt and no guarantee as to their operating ability or their efficiency can be given.





## Proffitt & Holt

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