



A three bedroom terraced property in a convenient location  
Westbury Road, Watford, WD18 0DL

**ROBSONS**

**Asking Price: £2,000 pcm**

## **A three bedroom terraced property in a convenient location**

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• RECEPTION ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • STORAGE CELLAR • FIRST FLOOR - THREE BEDROOMS • SHOWER ROOM • SECOND FLOOR - LOFT ROOM • REAR GARDEN • RECENTLY REDECORATED • UNFURNISHED

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### **Description**

A recently redecorated three bedroom terraced property in a very convenient location for the town centre and transport links. The entrance hall leads to two separate reception rooms and a modern well fitted kitchen with the benefit of a basement cellar accessed via the hallway. To the first floor are two double bedrooms both with fitted wardrobes and further single bedroom and a modern family shower room, there is also the benefit of a loft room with velux windows. To the rear of the property the garden has a patio area to the rear.

\*\* An advance reservation payment of one weeks rent is required to secure the property \*\*

### **Location**


Watford town centre is close by providing an extensive choice of boutique shops, restaurants, coffee houses, supermarkets and the Intu shopping centre. Transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service into central London and beyond. There is an excellent selection of schools both private and state including Watford Grammar School for Boys and Watford Grammar School for Girls.





**Additional Information**

- Local Authority: Watford
- Council Tax Band: D
- Deposit Amount: £2,307.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band D
- Available Date: 16/02/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
32-100 <b>A</b>		
21-31 <b>B</b>		84
13-20 <b>C</b>		
5-12 <b>D</b>	58	
1-4 <b>E</b>		
0-1 <b>F</b>		
0-1 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Westbury Road, Watford, Hertfordshire, WD18 0DL  
Approximate Gross Internal Area  
140 Sq M/1507 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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