



House - Semi-Detached (EPC Rating: )

**BRIAR ROAD, WATFORD, WD25 0HW**

Per Calendar Month

**£1,850 Per**



# 3 Bedroom House - Semi-Detached located in Watford

THREE BEDROOM SEMI DETACHED FAMILY HOME IN NORTH WATFORD WITH DRIVEWAY PARKING AND A LOVELY REAR GARDEN - CLOSE TO EXCELLENT SCHOOLS - QUICK M25/M1/A41 ACCESS - 0.1 MILES TO KINGSWOOD NURSERY SCHOOL AND APPROX 1 MILE TO WARNER BROTHERS/HARRY POTTER TOUR!

This property is extremely well located for families looking for good local schools, or to commute daily with quick access to motorways.

The house is comprised of an entrance hallway, through lounge/diner, kitchen, three bedrooms and a bathroom off landing (also a separate w.c off landing). There is side access which can also be used for storage. The property has gas central heating and double glazing. The rear garden has both patio and grass which is excellent for those summer days ahead!

The property is unfurnished and available from the end of May 2024!

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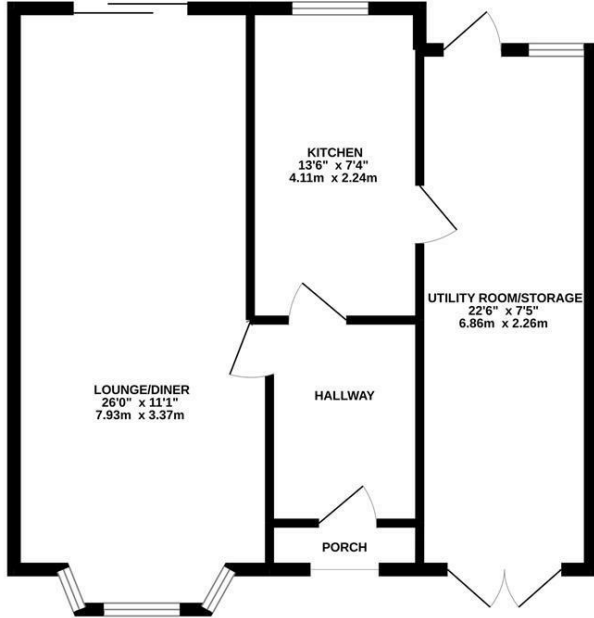
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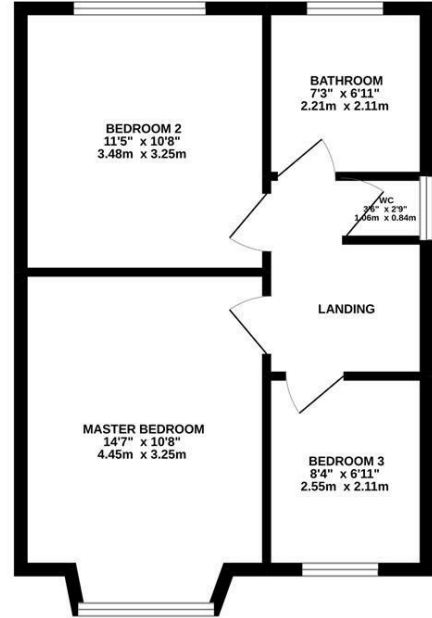


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

Energy Performance Graph

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

Call us on

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www.warrenanthony.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the