



House - Terraced (EPC Rating: )

**WHIPPENDELL ROAD, WATFORD,  
WD18 7ND**

**£2,350**



# 5 Bedroom House - Terraced located in Watford

A LARGE 5 BEDROOM HOUSE IN CENTRAL WATFORD JUST 0.4 MILES TO WATFORD GENERAL HOSPITAL, 0.5 MILES TO WATFORD TOWN CENTRE & 0.7 MILES TO WATFORD METROPOLITAN STATION AND WATFORD JUNCTION.

Welcome to this spacious property located on Whippendell Road in the heart of Watford. This family home boasts 5 bedrooms and 3 reception rooms, providing ample space for comfortable living and entertaining.

One of the standout features of this property is its prime location. Situated in central Watford, you'll find yourself just a stone's throw away from Watford Town Centre, Watford Junction, and Watford General Hospital. Whether you're looking to explore the vibrant town centre, commute easily via the nearby train station, or have quick access to healthcare facilities, this location has it all.

The semi-furnished setup with sofas and beds adds a touch of convenience, making it easier for you to move in and start enjoying your new home right away.

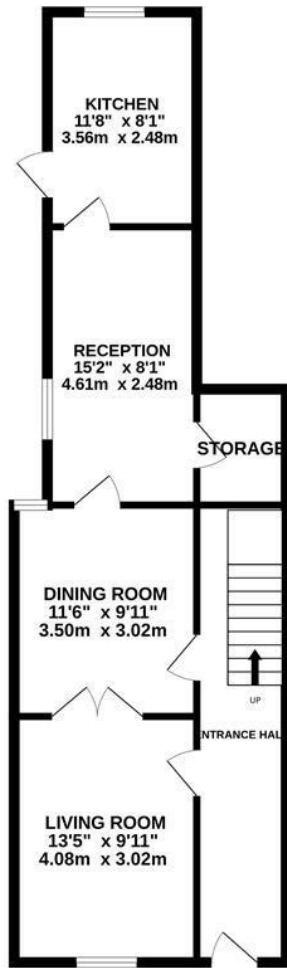
Additionally, the permit parking for 2 cars ensures that you'll have convenient parking options for you and your guests, making life just a little bit easier.

Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and experience the charm and convenience that Watford has to offer!

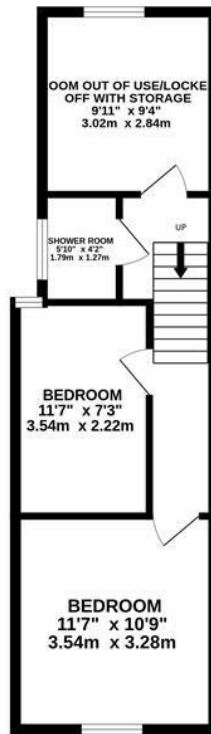


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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

