



House - Terraced (EPC Rating: C)

**WHIPPENDELL ROAD, WATFORD,
HERTFORDSHIRE, WD18 7NN**

PCM

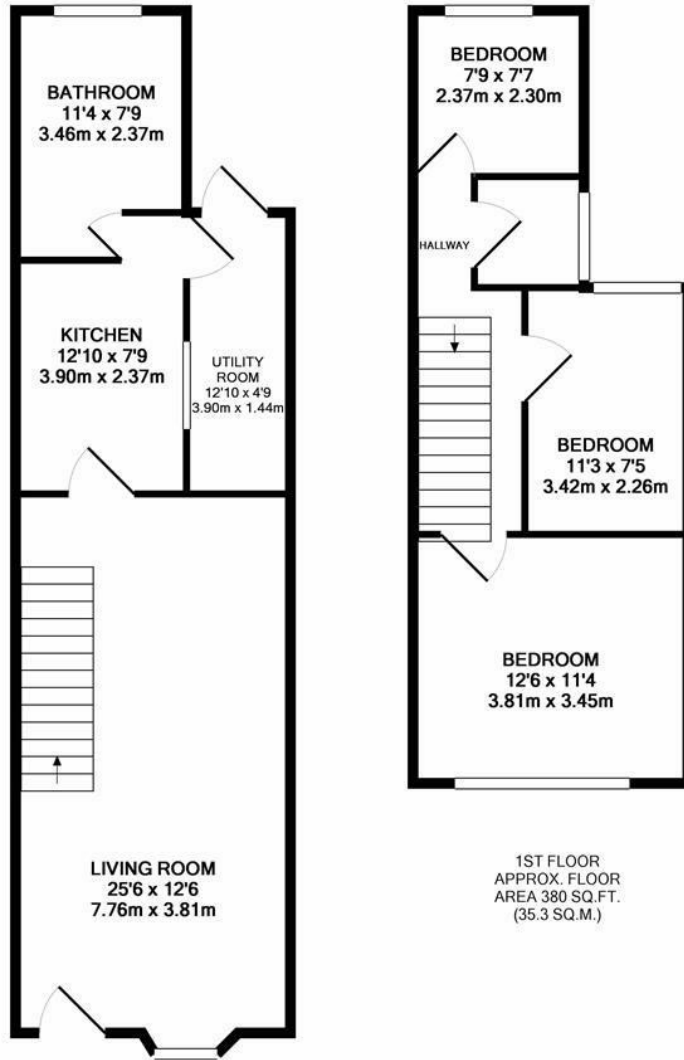
£1,775 PCM

3 Bedroom House - Terraced located in Hertfordshire

SPACIOUS FAMILY HOME JUST 0.3 MILES TO WATFORD BOYS GRAMMAR SCHOOL - 0.6 MILES TO METROPOLITAN STATION- 0.5 MILES TO WATFORD HOSPITAL - 1 MILE TO WATFORD TOWN CENTRE & THE BEAUTIFUL CASSIOBURY PARK. We are pleased to offer this three bedroom family home which is ideally located for any family looking to move to Watford to take advantage of the amazing range of amenities it offers. The property has a spacious lounge diner with bay window & under stairs storage, a modern fitted kitchen diner with access onto the rear paved garden with shed and back access. Additionally on the ground floor there is a modern, fully tiled bathroom. The property has a range of appliances including a gas hob with electric oven, washing machine, dishwasher and fridge freezer. On the first floor there are three bedrooms and a cloakroom/w.c. bathroom, all rooms are accessed separately from the landing. Off road parking for one medium sized car plus two permits can be purchased from the council. Available EARLY AUGUST 2024



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



GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

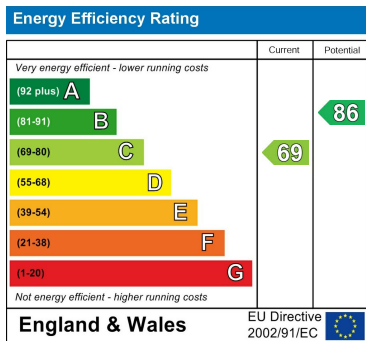
TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

C

Energy Performance Graph



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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