



House - Terraced (EPC Rating:)

**HOLYWELL ROAD, WATFORD, WD18
0HT**

Per Calendar Month

£2,000 Per

3 Bedroom House - Terraced located in Watford

THREE BEDROOM HOUSE IN WATFORD JUST 0.2 MILES FROM WATFORD GENERAL HOSPITAL MAKING THIS IDEAL FOR NHS PROFESSIONALS - CLOSE TO EXCELLENT SCHOOLS - AVAILABLE JUNE 2025.

Spanning 804 square feet, the property features three well-proportioned bedrooms, all conveniently located off the landing, ensuring a practical layout for families or professionals alike. The ground floor boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. A downstairs bathroom adds to the convenience of this lovely residence, making daily routines effortless.

This home is ideally situated just 0.2 miles from Watford General Hospital, making it an excellent choice for NHS professionals seeking proximity to their workplace. Additionally, the bustling Watford town centre is within easy reach, providing a wealth of shopping, dining, and leisure options. For those who commute, Watford Metropolitan Station is nearby, offering excellent transport links to London and beyond.

Outdoor enthusiasts will appreciate the close proximity to the stunning Cassiobury Park, a perfect spot for leisurely strolls, picnics, and recreational activities. Permit parking is available, ensuring that you have a convenient place for your vehicle.

This three-bedroom house on Holywell Road presents a wonderful opportunity for those looking to settle in a lively community with all essential amenities at their doorstep. Don't miss the chance to make this delightful property your new home.

COMPLETELY REFURBISHED THREE BEDROOM HOUSE - PERFECTLY SITUATED JUST 0.1 OF A MILE FROM WATFORD GENERAL HOSPITAL & 0.3 MILES TO WATFORD'S SHOPPING CENTRE.

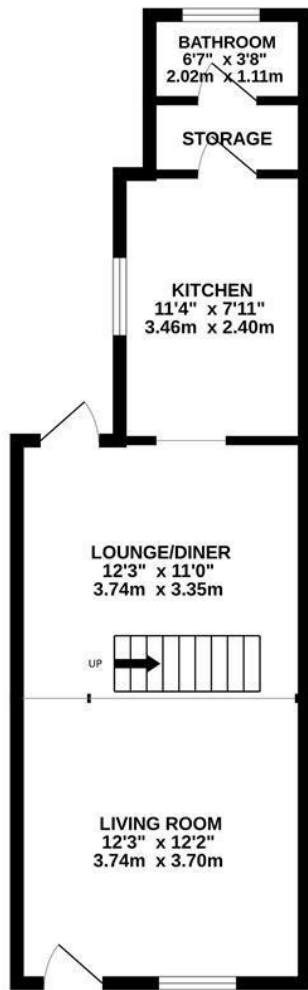
This house has been a labour of love by the owner. The property has been renovated to a very high standard and boasts plenty of space comprising of an open plan living room / dining room with modern grey carpets, a very decent size kitchen with modern appliances and a fully tiled ground floor bathroom. On the first floor, you have three double bedrooms again fitted with grey carpets. There is a rear garden offering both patio and grass perfect for those summer days ahead!

This house is offered unfurnished and is available immediately! You can apply for 2 x parking permits through Watford Borough Council.



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

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



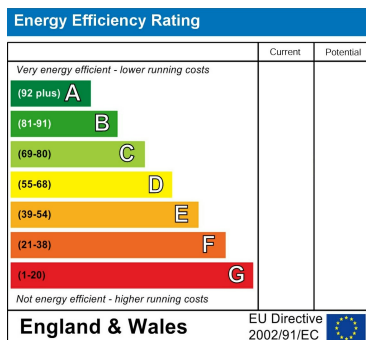
TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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



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