

House - Terraced (EPC Rating:)

SYDNEY ROAD, WATFORD, WD18 7PY

PCM

£1,750 PCM

2 Bedroom House - Terraced located in Watford

REFURBISHED TWO BEDROOM HOUSE WITH TWO BATHROOMS AND THIRD ROOM WHICH COULD BE USED AS A WALK IN WARDROBE/STUDY - JUST 0.2 MILES FROM WESTFIELD ACADEMY - 0.6 MILES FROM WATFORD METROPOLITAN STATION - AVAILABLE NOW.

This delightful two-bedroom house is very well situated for families or professional couples alike. The house comprises of an entrance hallway, two reception rooms, a well proportioned kitchen and a downstairs bathroom. On the first floor, there are two double bedrooms, one with a third room which could be used for a walk in wardrobe/study/kids room and an ensuite. The property has been finished with new striped carpets and has been painted throughout.

The property is ideally situated just 0.6 miles from Watford Metropolitan Station, making it perfect for commuters seeking easy access to London and beyond. Additionally, it is a mere 0.2 miles from Westfield Academy, making it an excellent choice for families with school-age children.

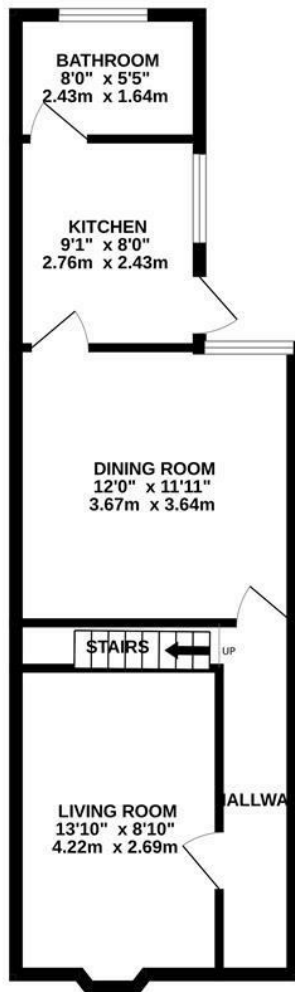
Step outside to discover a lovely garden that is perfect for relaxation and entertaining. The garden features both grass areas and stylish decking, ideal for summer barbecues and outdoor gatherings with friends and family. An outhouse adds further versatility to the outdoor space, providing additional storage or a potential workshop for hobbyists.

There is gas central heating, double glazing, and the house is available immediately.

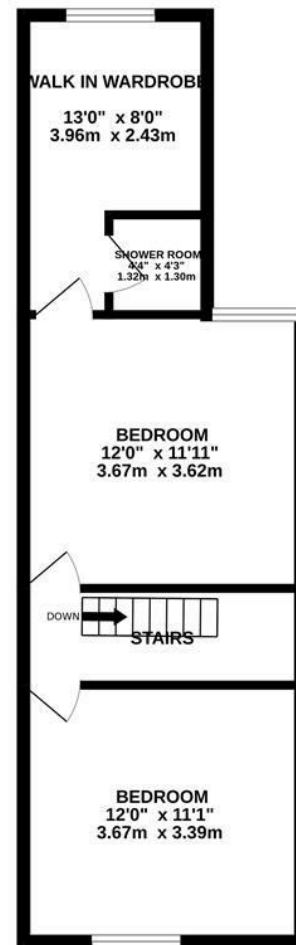


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



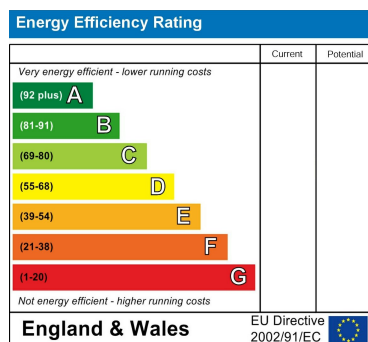
TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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



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