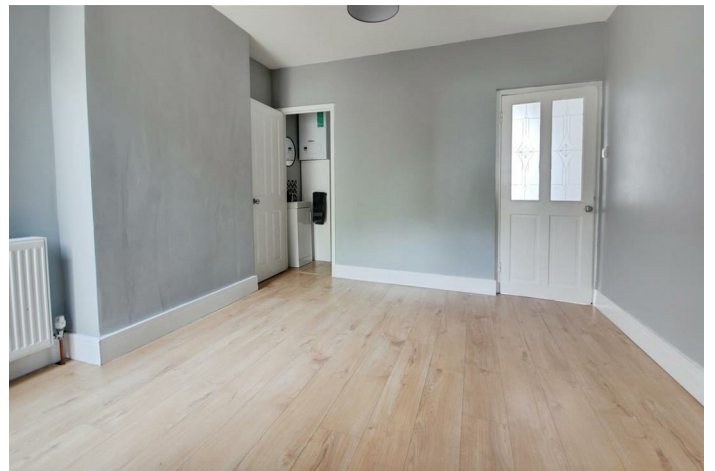




House - Terraced (EPC Rating:)

CARDIFF ROAD, WATFORD, WD18 0DT

PCM

£1,800 PCM

2 Bedroom House - Terraced located in Watford

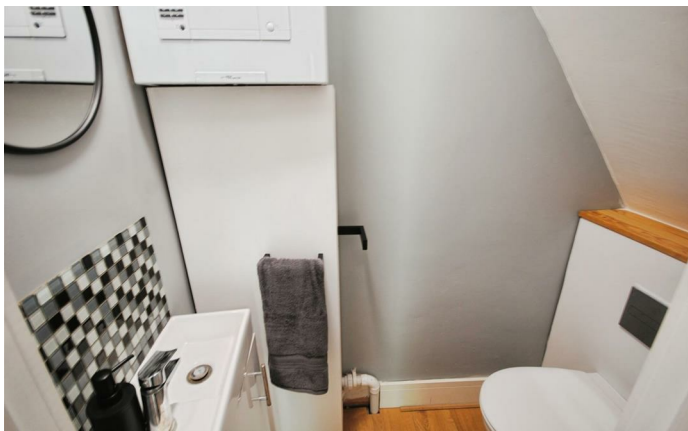
TWO BEDROOM HOUSE IN WATFORD WITH OPTIONAL THIRD BEDROOM/STUDY - JUST 0.5 MILES TO WATFORD TOWN CENTRE, 0.6 MILES TO WATFORD GENERAL HOSPITAL AND 0.4 MILES TO FIELD JUNIOR SCHOOL. AVAILABLE NOW.

This charming terraced house presents an excellent opportunity for those seeking a comfortable and stylish home. Recently refurbished to an exceptional standard, the property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining.

The house features two inviting bedrooms, with the added benefit of a converted loft space that can serve as a third bedroom or a study, catering to a variety of lifestyle needs. The second bedroom is complemented by a convenient bathroom, while a downstairs toilet enhances the practicality of the living space.

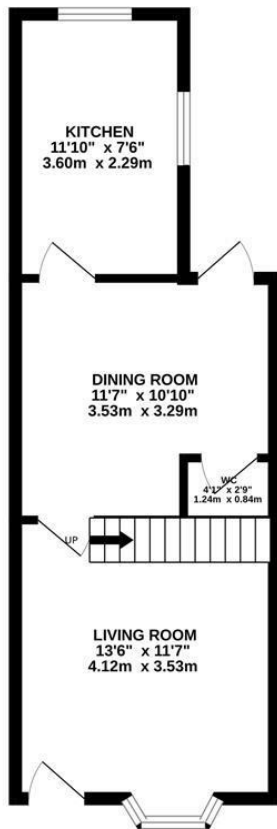
There is the lovely rear garden, which offers a delightful blend of patio and grass areas, ideal for outdoor gatherings or quiet moments in the sun. Additionally, a large shed /outhouse provides ample storage or could be transformed into a workshop or hobby space.

Location is key, and this home is ideally situated just 0.6 miles from Watford General Hospital, making it perfect for healthcare professionals or those needing easy access to medical facilities. The bustling Watford Town Centre is a mere 0.5 miles away, offering a wide array of shops, restaurants, and entertainment options. Families will appreciate the proximity to Field Junior School, located just 0.4 miles from the property.

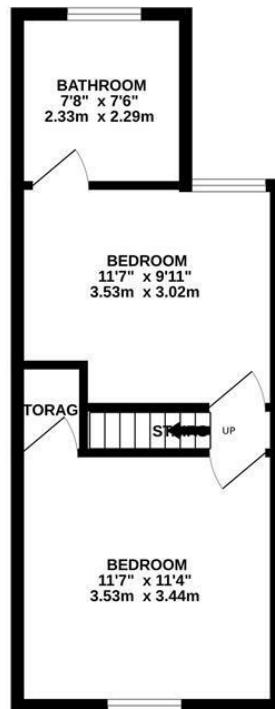


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

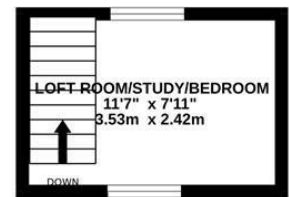
GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



2ND FLOOR
92 sq.ft. (8.5 sq.m.) approx.

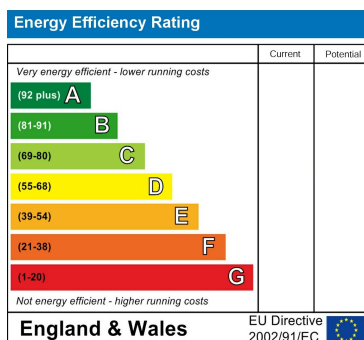


TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

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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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