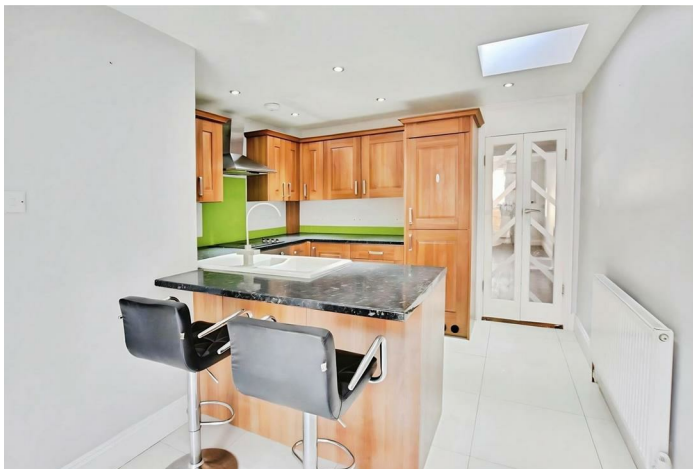


FREEHOLD



House - Terraced (EPC Rating: D)

EBURY ROAD, WATFORD,  
HERTFORDSHIRE, WD17 2RE

£415,000

# 2 Bedroom House - Terraced located in Hertfordshire

Chain-free, beautifully presented two-bedroom house just 0.5 miles from Watford Junction and 0.4 miles from the town centre. Features a spacious through lounge/diner, modern kitchen with island and integrated appliances, plus a private patio and downstairs WC.

LOVELY TWO-BEDROOM FREEHOLD HOUSE |  
SHORT WALK TO WATFORD JUNCTION &  
TOWN CENTRE | CHAIN FREE

Council Tax: Watford Borough Council – Band C

EPC Rating: C

Located just 0.5 miles from Watford Junction Station and 0.4 miles from Watford Town Centre, this beautifully presented two-bedroom home offers stylish, modern living in an exceptionally convenient location.

The ground floor features a spacious through lounge/diner with attractive wood-effect laminate flooring, leading to a contemporary kitchen/dining area. The kitchen is well equipped with an island worktop and integrated appliances, including a dishwasher, washing machine, tumble dryer, and fitted fridge freezer. A downstairs WC and patio doors opening onto a private patio garden complete the ground floor accommodation.

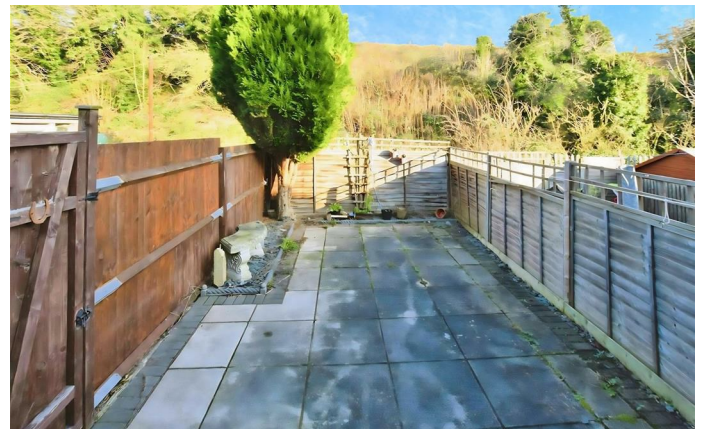
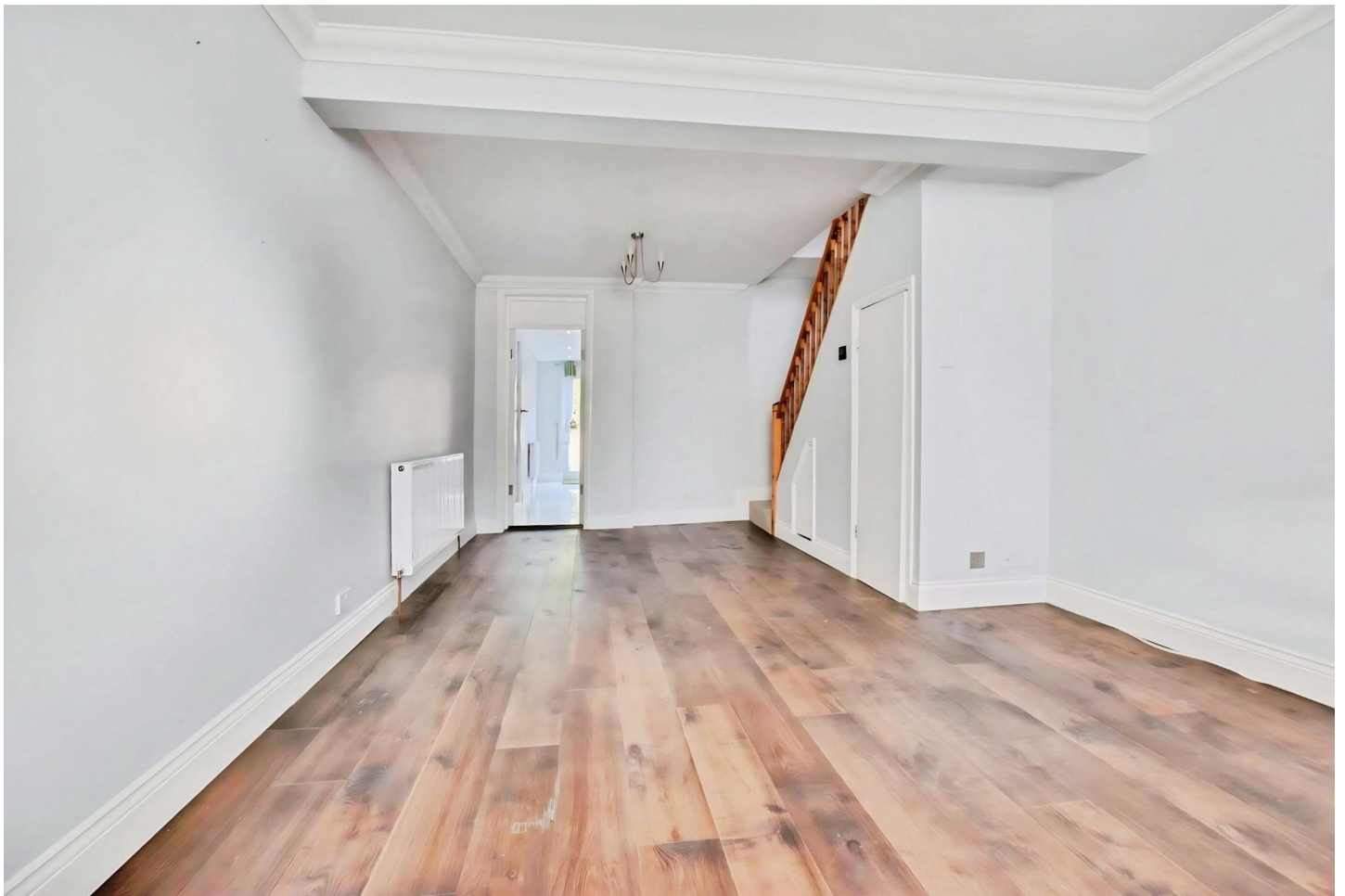
Upstairs, the property offers two well-proportioned double bedrooms and a modern bathroom off the landing. Permit parking is available.

This chain-free property is ideal for professionals or small families seeking a modern home close to excellent transport links and local amenities.

Key Information:

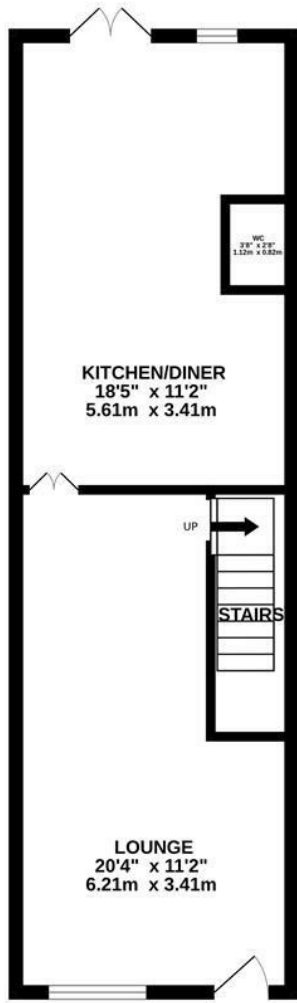
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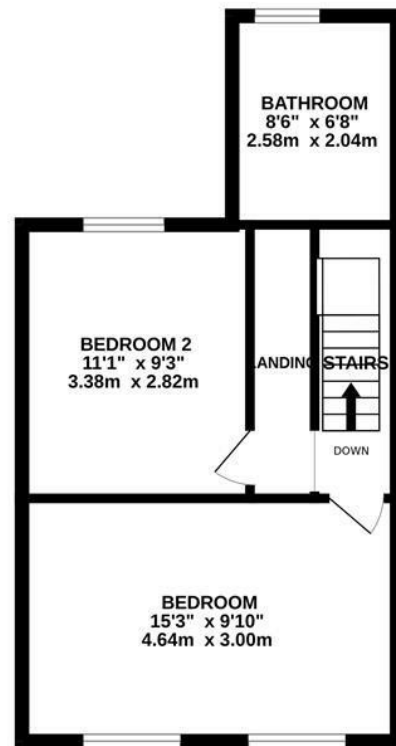


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



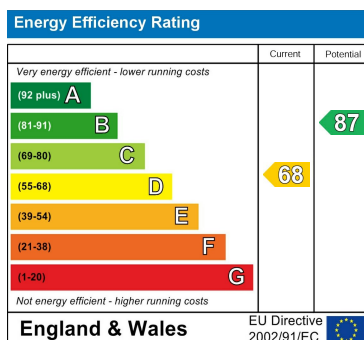
TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.

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 purchasers. 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

**D**

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

