



House - Semi-Detached (EPC Rating: E)

**SHEEPCOT DRIVE, WATFORD,
HERTFORDSHIRE, WD25 0DZ**
PCM

£1,600 PCM

2 Bedroom House - Semi-Detached located in Hertfordshire

TWO BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY IN NORTH WATFORD CLOSE TO M25/M1/A41 ASWELL AS THE WARNER BROTHER STUDIOS.

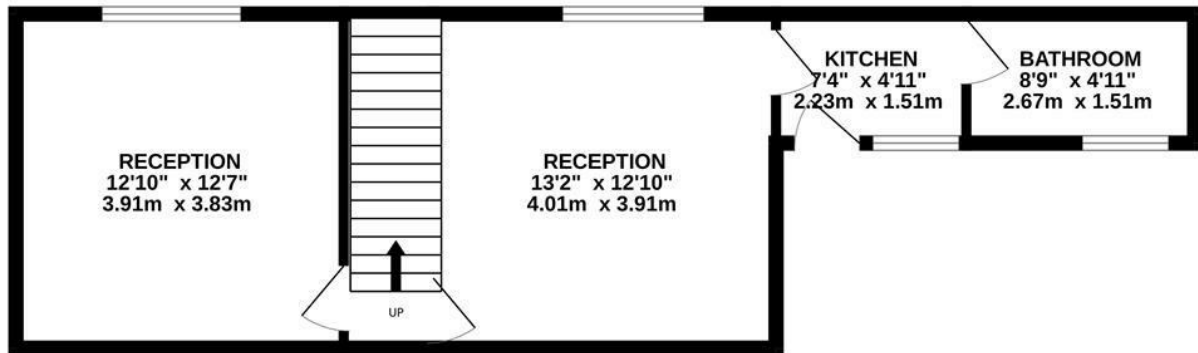
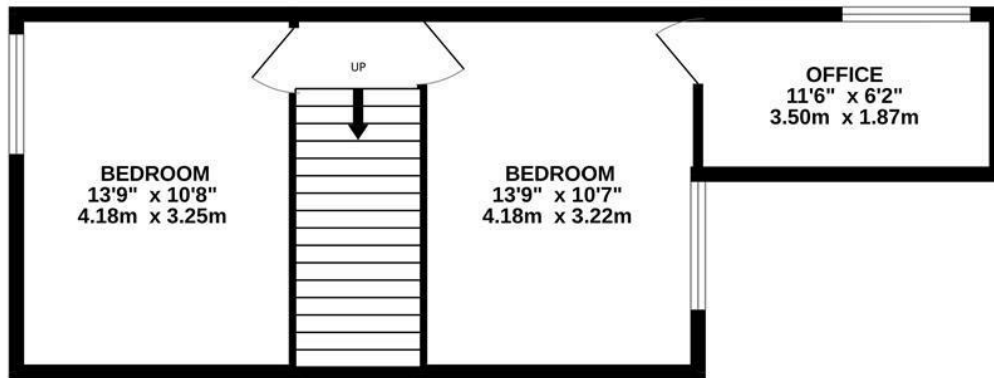
This well-presented and modern two-bedroom house is situated in North Watford, offering a comfortable and contemporary living space in a highly sought-after area. The property features a spacious living room, dining room, kitchen, and bathroom, along with two double bedrooms and an additional office room located off the second bedroom. Outside, there is a private driveway and a large garden, providing ample outdoor space. Conveniently located close to major transport links including the M25 and M1, the home is ideal for commuters. The area is also popular for its proximity to Warner Bros. Studios, the famous filming location of the Harry Potter movies and other major productions. Local amenities are easily accessible, with supermarkets such as Asda and Sainsbury's nearby. The property is well placed for leisure and education, being just 0.3 miles from Woodside Leisure Park, 0.7 miles from Woodside Leisure Centre, 0.8 miles from Future Academies Watford, 0.9 miles from St Michael's High School, 1 mile from Leavesden Green Primary School, and 1 miles from Parmiter's Secondary School.

This property is offered unfurnished and available from early December 2025.



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

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



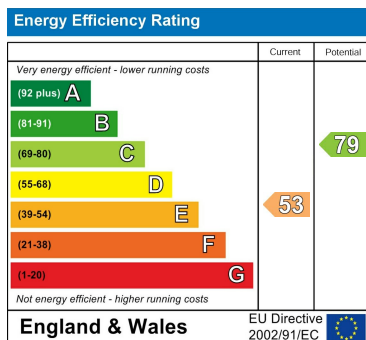
TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

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

E

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