



lathamsmith™
YOUR PROPERTY - OUR BUSINESS

t 01923 447192 & 01923 447195
e lettings@lathamsmith.co.uk
w www.lathamsmith.co.uk



Garfield Street, Watford

£1,450 per month

Lovely 2 bedroom ground floor garden flat located in Watford close to Watford Junction station and town centre. This property is in excellent decorative order throughout and comprises: Entrance hall, lounge with open plan fitted kitchen and patio doors out to private rear garden, double bedroom, single bedroom and bathroom. Other features include gas central heating and allocated parking space.

Available 8th August, furnished.

- **Lovely 2-bedroom GARDEN flat**
- **Excellent decorative order throughout**
- **Open plan fitted kitchen with appliances**
- **Allocated parking space to the rear of the property**
- **Close to Watford Junction and local amenities**
- **Available 8th August**



Property Details

Hall

Wooden flooring, storage cupboard, airing cupboard, entry phone system, door to access private garden,

Lounge 4.67m (15'4") x 4.37m (14'4")

Carpeted, patio doors out to lovely private garden, radiator - Sofa, coffee table.

Open Plan Kitchen

Range of fitted wall & base units with worksurfaces over, inset stainless steel unit with mixer tap, built in ceramic hob, oven with stainless steel extractor hood over, washing machine, fridge, wooden flooring.

Bedroom 1 4.09m (13'5") x 2.51m (8'3")

Carpeted, window, radiator - Double bed, wardrobe, chest of drawers.

Bedroom 2 2.59m (8'6") x 2.18m (7'2")

Carpeted, window, radiator.

Bathroom

White suite comprising panelled bath with hook up shower attachment and glass screen, pedestal wash hand basin, low level w/c, radiator, window, part tiled walls, tiled flooring.

Garden

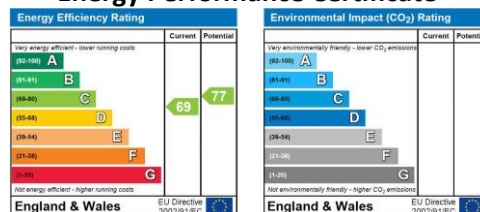
Lovely rear garden, mainly paved with a decked area and a gate with direct access to allocated parking space.

Parking

Allocated parking space for 1 car.



Energy Performance Certificate



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.

