

House - Terraced (EPC Rating: D)

**ESTCOURT ROAD, WATFORD, WD17  
2PZ  
PCM**

**£2,000 PCM**



# 3 Bedroom House - Terraced located in Watford

A MUST VIEW - FULLY RENOVATED THREE BEDROOM HOUSE LOCATED IN A PRIME LOCATION JUST 0.2 MILES TO WATFORD JUNCTION AND WATFORD'S HARLEQUIN SHOPPING CENTRE - AVAILABLE NOW!

A must-view, this fully renovated three-bedroom family home is superbly located in one of Watford's most prime and in-demand locations, just 0.2 miles from Watford Junction Station and 0.2 miles from Watford's Harlequin (Atria) Shopping Centre. With Watford Junction literally a few minutes' walk away, the property is perfectly positioned for commuters requiring fast and frequent services into London Euston, while also benefiting from immediate access to Watford's extensive shopping, dining and leisure facilities.

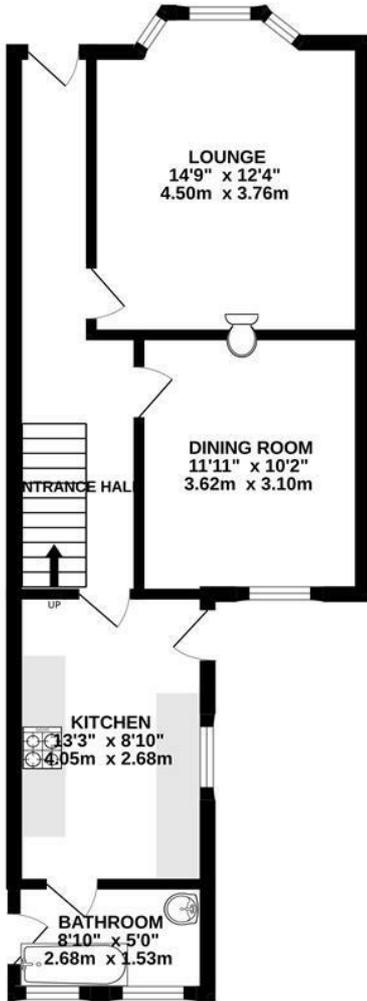
The house has been refurbished from top to bottom to an immaculate standard, offering bright, modern accommodation throughout. Recent improvements include a new boiler, new radiators, new flooring and carpets, and freshly replastered walls, ensuring a high-quality finish and a true turnkey home ready for immediate occupation.

On the ground floor, the property features a welcoming entrance hallway leading to a spacious and bright front living room, a separate dining room, and a fully refurbished kitchen with direct access to the rear garden. A modern downstairs bathroom completes the ground floor. To the first floor are three well-proportioned double bedrooms and an additional WC located off the landing, providing practical family living.



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

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

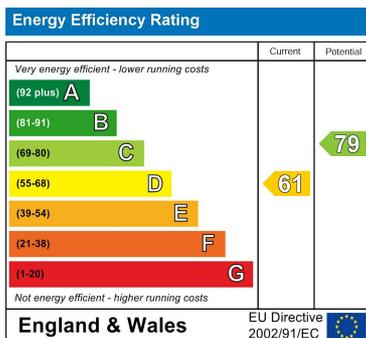
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**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