



Westlea Avenue Watford, WD25 9DH £2,150 Per month

Welcome to Westlea Avenue, a lovely three-bedroom family home located in this highly sought-after area of Watford. As you step into the property, you are greeted by a bright and airy entrance hall which leads to a spacious lounge area. The lounge features a large window that allows plenty of natural light to flood the room, creating a warm and inviting atmosphere. From the lounge you also have access to a dining room and a large conservatory. The property also features a modern kitchen with access to the garage, W/C and directly out to the garden.

The property has three bedrooms, each of which is well-proportioned and newly decorated. All three bedrooms are served by a separate family bathroom off the landing.

The property also has a spacious rear garden that is perfect for a family, relaxing and enjoying the sunshine. Additionally, the property has off-street parking, ensuring that you always have a convenient place to park your vehicle.

early viewings highly recommended! Sorry, No sharers

- AVAILABLE EARLY OCTOBER
- Large Rear Garden
- Off Street Parking
- Garage
- Quiet Location
- Gas Central Heating
- Fully Double Glazed





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	