



House - Terraced (EPC Rating:)

**BELGRAVE AVENUE, WATFORD, WD18
7UF**

Per Month

£2,150 Per

3 Bedroom House - Terraced located in Watford

THREE BEDROOM TERRACED HOUSE IN A HIGHLY CONVENIENT WATFORD LOCATION (more pics to follow)

A well-presented three-bedroom terraced house, ideally located within easy reach of Watford General Hospital, Watford Metropolitan Line Station, Watford town centre and a wide range of local amenities.

This fantastic home is perfectly positioned for families, professionals and commuters, with excellent access to gyms, schools and nurseries for all ages, Watford's highly regarded grammar schools, sports clubs, places of worship, local shops and much more.

The accommodation is arranged to offer a welcoming entrance hallway, a spacious lounge, separate dining room and a beautiful kitchen. Upstairs, there are three bedrooms and a bathroom off the landing, including one large double bedroom, a second double bedroom and a smaller third bedroom, ideal as a child's room, guest room or home office.

The property also benefits from a private rear garden, double glazing and gas central heating. Parking permits for up to two cars can be purchased directly from Watford Council, subject to their terms and availability.

Delightful partially refurbished three-bedroom family home located close to Watford Hospital, a selection of schools and shops, plus the vibrant and cosmopolitan shopping centre is less than 1 mile away.

This house has undergone various improvements such as the walls being freshly plastered and a beautiful new kitchen has been installed.

On the ground floor the property is comprised of a hallway, lounge plus a separate dining room. The large, newly fitted kitchen has plenty of cupboard space and new appliances.

On the first floor are three bedrooms and a bathroom off the landing. The house is fully double glazed and has gas central heating. Offered unfurnished & available immediately.



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

Council Tax Band

Energy Performance Graph

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

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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