



House - Terraced (EPC Rating: C)

**ST. JAMES ROAD, WATFORD, WD18
0DX**

Per Month

£1,650 Per



2 Bedroom House - Terraced located in Watford

TWO BEDROOM HOUSE JUST 0.4 MILES TO WATFORD GIRLS GRAMMAR AND FIELD JUNIOR SCHOOLS - 0.6 MILES TO WATFORD GENERAL HOSPITAL - AVAILABLE JANUARY 2026

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a second reception area, providing ample space for relaxation and entertaining. The kitchen is functional and well-equipped, perfect for preparing meals and enjoying family gatherings. The layout of the house is thoughtfully designed, with a bathroom conveniently located off the second bedroom, enhancing privacy and accessibility.

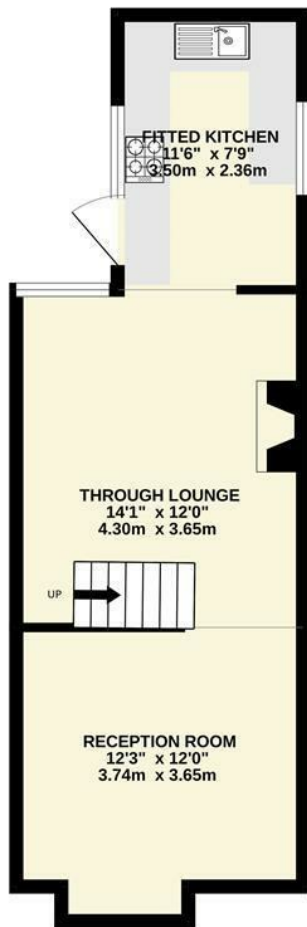
One of the standout features of this property is its proximity to essential amenities. Located just 0.6 miles from Watford General Hospital, it is particularly suited for NHS workers seeking a short commute. Families will also appreciate the close distance to Watford Girls Grammar School, only 0.4 miles away, as well as Field Junior School, making it an excellent choice for those with children.

Additionally, the property benefits from permit parking. This charming home on St. James Road is not just a house; it is a wonderful opportunity to create lasting memories in a thriving community.



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

GROUND FLOOR



1ST FLOOR



ST JAMES RD

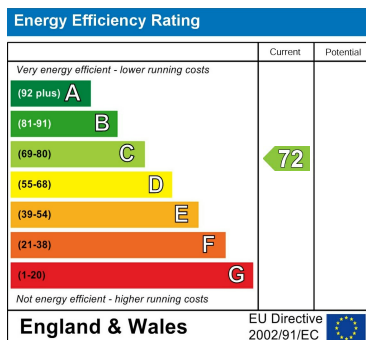
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

Energy Performance Graph



Call us on

01923 220 012

enquiries@warrenanthony.co.uk

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