



Coningesby Drive Watford WD17

£1,800 per month - Available Now

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Coningesby Drive Watford WD17

£1,800 per month - Available Now

**HAMPTONS**  
INTERNATIONAL

*An incredibly well presented family home benefiting from plenty of entertaining space on the ground floor, three bedrooms on the first floor and well kept gardens*

3 Bedrooms | Study | Conservatory | Gas Central Heating | Dishwasher | Fridge/Freezer | Gas Hob | Microwave | Washer | Garden | Patio | Off Street Parking.

## Description

An incredibly well presented family home benefiting from plenty of entertaining space on the ground floor, including a study and three bedrooms on the first floor. The large extended kitchen breakfast area offers flexible living and easy access to the garden. The addition of a garden room from the living room, offers further ground floor accommodation.

## Situation

Watford is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minutes train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Shopping is dominated by the In tu Centre in the heart of the town, with major names

including John Lewis and Marks and Spencer. The history of the town can be discovered at Watford Museum in the former head office of the local brewery, Benskins. For recreation, Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. Vicarage Road in Watford is home to Watford Football Club and Saracens Rugby Club. Watford has a great selection of quality secondary and primary schools. A very popular choice is Parmiters Secondary School and Watford Boys and Girls Grammar School.

## Local Authority

Watford Borough Council 01923 226400

## Furnishing

Unfurnished



Garden rear



Bathroom

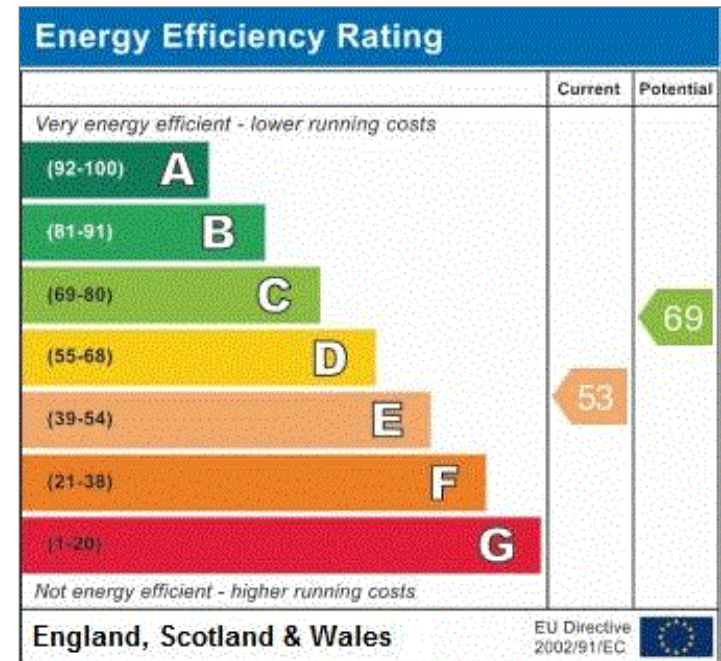
## Hamptons Rickmansworth Lettings

21 Station Road, Rickmansworth

Hertfordshire WD3 1QP

Tel: 01923 896444 - rickmansworthlettings@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

**Hamptons Rickmansworth Lettings**

21 Station Road, Rickmansworth

Hertfordshire WD3 1QP

Tel: 01923 896444 - rickmansworthlettings@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)



Beyond your expectations