

## Valley Rise Watford WD25 7EZ

Price Guide: Monthly Rental Of £1,600



A two double bedroom, two bathroom, end-terraced house situated in a quiet residential location. The property is convenient for both North Watford and Watford transport facilities and is convenient for commuters needing the M25 and M1 motorways. The property is offered in good decorative order throughout and benefits from double glazing, gas central heating, a utility room and off street parking. Offered to the market unfurnished and available from the 2nd April.

Unfurnished  
Available 2nd April  
Watford Council  
Council Tax Band D  
Council Tax £2,134 per annum  
EPC =D

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





- END TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- OFF STREET PARKING
- UNFURNISHED
- AVAILABLE 2ND APRIL

**Valley Rise  
Wafford  
WD25 7EZ**

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**Accommodation**

The property consists of an entrance porch with inner door to the entrance hall with stairs to the first floor and doors to the front reception (currently arranged as a bedroom) and the fitted kitchen which is open to the rear reception room and has casement doors to the garden. The fitted kitchen has a range of base and eye level units and a gas cooker with extractor hood. A door leads to the inner lobby with a double glazed door to the garden and space for a fridge freezer and a door to the downstairs shower room with a shower cubicle, low level w.c. and a wash hand basin. There is a doorway that leads to a utility room with stainless steel sink and cupboard under, plumbing for washing machine and a double glazed door to the garden. To the first floor there are two double bedrooms, both with fitted wardrobes and a family bathroom comprising a panel enclosed bath with mixer tap and shower attachment, low level w.c. and was hand basin. Outside there is a rear garden measuring approximately 40' and to the front there is off street parking for 2 cars.

