



A charming three bedroom detached house
Hampermill Lane, Watford, Hertfordshire WD19 4NS



Asking Price: £2,300 pcm

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• ENTRANCE HALL • THREE BEDROOMS • KITCHEN • BATHROOM • TWO RECEPTION ROOMS • GAS CENTRAL HEATING • DOUBLE GLAZING • GARDEN • UNFURNISHED

Description

A charming three bedroom detached house offered to rent in excellent order throughout, conveniently located and enjoying views to the front over open fields. The accommodation comprises: Entrance porch, entrance hall, guest cloakroom, lounge, dining room, kitchen, breakfast area, conservatory and utility room. First floor: Landing, three bedrooms and bathroom/WC. Exterior: Driveway provides Off-street parking and large garden at the rear.

Location

Watford provides an extensive choice of boutique shops, restaurants, coffee houses, super markets and the Intu shopping centre. Transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond.





Additional Information

- Local Authority: Three Rivers District Council
- Council Tax Band: F
- Energy Efficiency Rating: Band C
- Available Date: 18/07/2022

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	78	82	(69-80) C	72	76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

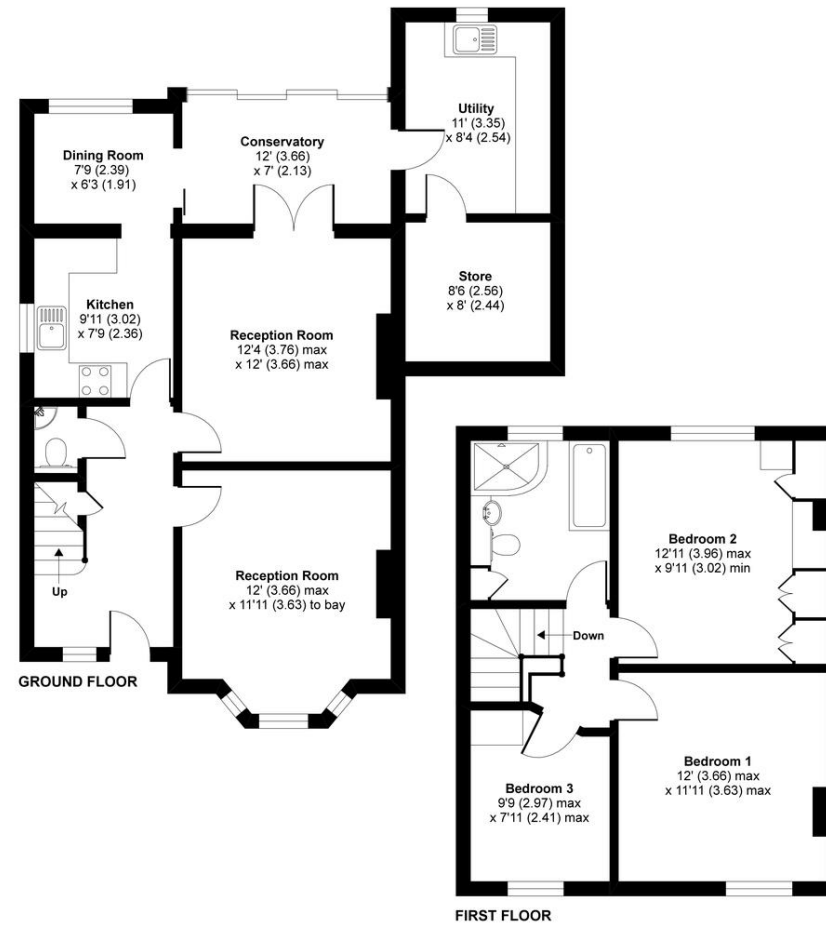
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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Approximate Area = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robsons Lettings. REF: 660868



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