



Coopers Mews, Watford
£645,000

proffitt
& holt





Coopers Mews

Watford

Being sold without the complications of an onward chain is this charming Victorian home. Having been recently converted, it offers modern conveniences alongside a wealth of character features, such as airy high ceilings and some original beams.

The property is located on an exclusive and private development within only a couple of minutes walk from Parmiters School, with an attractive central courtyard giving access to a few select homes.

Briefly, the accommodation consists of a bright and airy kitchen/living space, with the kitchen itself having been fitted in a classic shaker design and offering plenty of worktop and cupboard space. Two sets of double doors open out to the courtyard and flood the room with light. To the first floor, there are three well appointed bedrooms with lovely vaulted ceilings and a family bathroom.

Externally, there are two allocated parking spaces, as well as further visitors parking and access to the shared Victorian walled garden. This beautiful gated space offers a mixture of lawned and seating areas, as well as more ornate plants and bushes.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



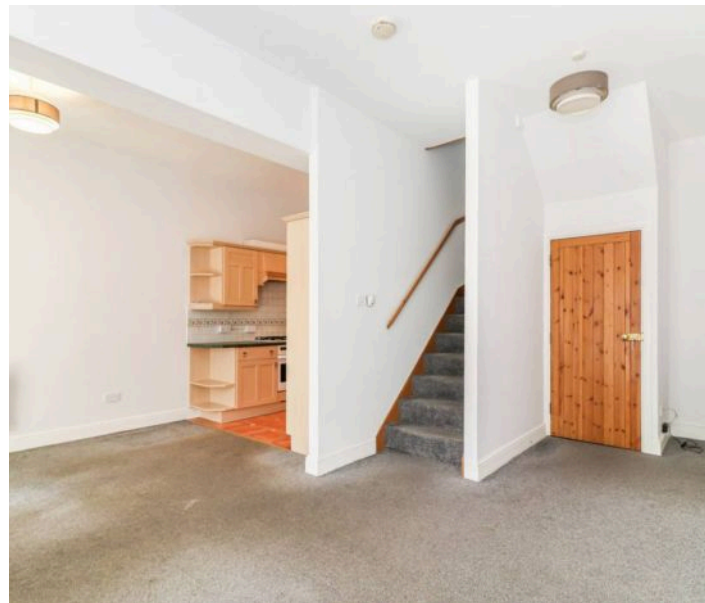


Coopers Mews

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The property is close to both Leavesden and Woodside parks, and with the residential area of Leavesden being close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within approximately three miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles.

- No Upper Chain
- Exclusive Development
- Parking for 2 Cars
- Within a Couple of Minutes Walk from Parmiters School
- Open-Plan Living Accommodation
- Access To Victorian Walled Garden
- Three Comfortable Bedrooms
- High Ceilings Throughout





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

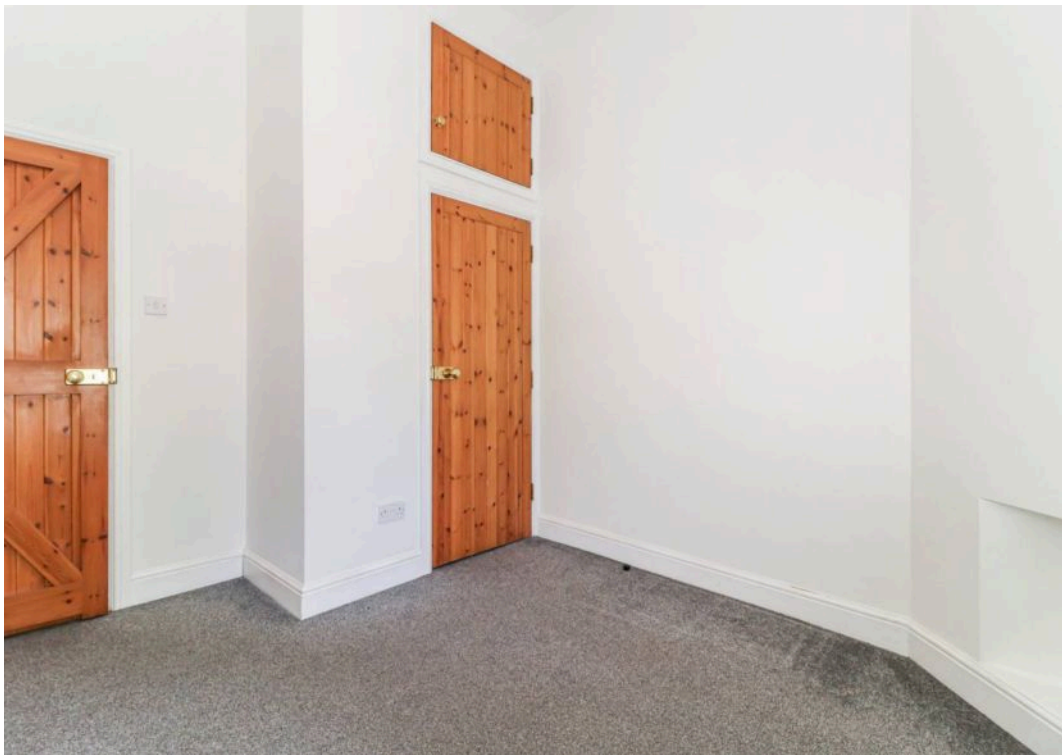
Services

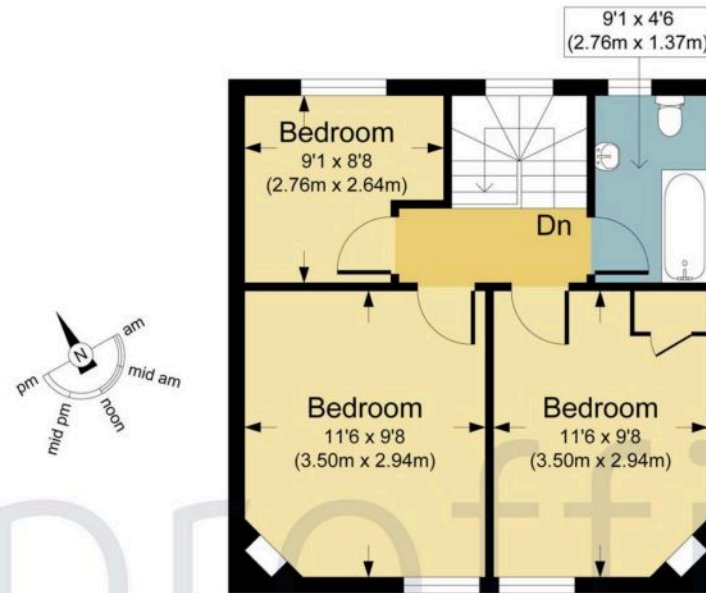
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

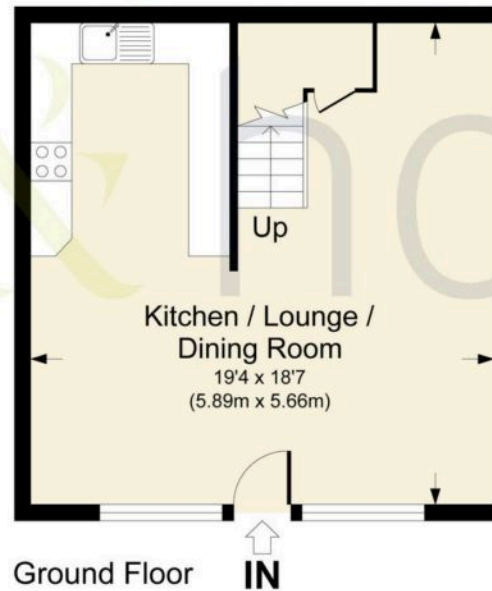
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



Ground Floor

COOPERS MEWS, WD25

APPROX. GROSS INTERNAL FLOOR AREA 717.62 SQ FT / 66.67 SQ M
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