



**Culverden Road
Watford, WD19 7RQ
Offers in excess of £480,000**

Coopers are pleased to bring this well-presented end of terraced property to the market that is situated on a popular residential road in South Oxhey. The property is modern throughout and comprises of a reception room, a fitted kitchen, downstairs WC, two double bedrooms and a single bedroom as well as a modern family bathroom off of the landing. Benefits include , a large driveway for multiple vehicles and a large, well-kept rear garden and the potential to extend (STPP). The property is located within a prime position, just a stone's throw away from several transport links including Carpenters Park Station the A41 & M1 motorways. There are a variety of well-regarded primary schools, secondary schools and nurseries within catchments. There are a range of local amenities and parks within walking distances as well as Watford Town centre being just a short drive away! Early viewings are highly recommended.

- Three Bedroom Property
- Walking Distance to Carpenters Park Station
- Close to Local Schools
- Ground floor W.C.
- Potential to Extend STP
- Two Drives
- Large Garage
- Ample Storage
- Gas Central Heating
- Available For Viewings!



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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 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(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 & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

