



**Culverden Road  
Watford, WD19 7RQ  
Asking price £460,000**

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

