



**Courtlands Drive  
Watford, WD17 4JA  
£2,995 Per calendar month**

Welcome to Courtlands Drive, Watford - a spacious semi-detached house, located with good access to major road transport links including the M1 and M25 motorways and local schools. The house is offered unfurnished and is ideal for a family. There is driveway for two cars as well as an integrated Garage. On the ground floor you have a generous size lounge, a large dining room, a modern and spacious kitchen with space for a dining table as well as a WC. On the first floor you have 2 double bedrooms one of which with an En-suite, a family bathroom off the landing and two single bedrooms. To the rear of the property, you have a large, landscaped garden. Please contact us to arrange your viewing today!

- Four Bedrooms
- Semi Detached
- Off Street Parking
- Two Reception Rooms
- Large Rear Garden
- Modern Finish Throughout
- Close To Local Shops
- Great Transport Links




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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 