



**Leavesden Road
Watford, WD24 5ED
£1,600**

Coopers are pleased to offer this delightful mid-terrace Victorian cottage within a very short walking distance of Watford Junction station and Watford town centre. The accommodation comprises: Through lounge/diner, modern fully fitted kitchen, large downstairs bathroom, 3 bedrooms (3rd off 2nd which could serve as a nursery/dressing room/office) and a private enclosed rear garden. Offered unfurnished and available from mid April. Internal viewings are highly recommended.

- 2/3 Bedroom Home
- Through Lounge/Diner
- Modern Fully Fitted Kitchen
- Large Downstairs Bathroom
- Private Secluded Garden
- Applicable For Street Parking
- Available Mid April



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | watford@coopersestateagents.co.uk | www.coopersestateagents.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	64	62	67
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

