



## Water Lane Watford, WD17 2NJ £1,625

Coopers are pleased to offer a terraced house, superbly located for Watford town centre, public transport and major road links. The accommodation comprises: lounge, dining room, fitted kitchen with appliances, cellar, outside wc, two double bedrooms and bathroom off the back bedroom. The property benefits from front and rear gardens and entitlement to two parking permits. Offered unfurnished. Available Mid May

- 2 Double Bedrooms
- Street Parking Available
- Town Centre Location
- Walking Distance to Station
- Cellar
- Gas Central Heating
- Front and Rear Gardens
- Garden W/C



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	86		87
55		51	
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	