



**Clifton Road
Watford, WD18 0DH
Asking price £545,000**

We at Coopers are pleased to bring to the market this larger than average 4 bedroom semi-detached property, located in the heart of Watford just a short distance from both Watford General Hospital and the town center, we feel this is the ideal location for both investors or a family!

Previously being used as an HMO with 6 bedrooms and a kitchen/Diner, the property also benefits from two bathrooms and a spacious garden with an outbuilding, and potential to extend in to the loft.

Please contact us today to arrange a viewing, the property will be sold with no upper chain.

- CHAIN FREE
- Four Bedrooms
- Two Reception Rooms
- Ground Floor W/C With Shower Room
- Generous Rear Garden With Outbuilding
- Potential To Extend (S.T.P.P)
- Street Parking Available
- Freehold | EPC Rating: D





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