






## Boundary Way Watford, Hertfordshire WD25 7ST £1,800

Coopers are pleased to offer to the market, a 3 bedroom family home to rent. The property is located within close proximity of local amenities and schools. Comprising of: lounge with double doors opening out directly into the private rear garden, large fitted kitchen and breakfast room, downstairs W/C, bedrooms and bathroom off the landing. The property benefits from 3.4 kilowatts of solar panels on the roof making the property extremely energy efficient! There is ample unrestricted street parking on the road. Offered on an unfurnished basis available immediately. Please contact us to arrange a viewing!

- 3 Bedroom Family Home
- Lounge
- Spacious Kitchen/Breakfast Room
- Downstairs W/C
- Bathroom Off Landing
- Private Enclosed Rear Garden
- Unrestricted Street Parking
- 3.4 Kilowatts Of Solar Panels To Roof
- Double Glazed & Gas Central Heating
- Available Now!





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>	<b>90</b>	<b>95</b>	(92 plus) <b>A</b>	<b>90</b>	<b>96</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		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					



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