



**Courtlands Drive
Watford, WD17 4JA
£2,800**

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 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	



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