



**45 Compton Place, Watford**  
In Excess of **£550,000**





## 45 Compton Place

Watford

A REFURBISHED THREE BEDROOM SEMI-DETACHED BUNGALOW WITH OFF STREET PARKING, LOCATED ON A POPULAR RESIDENTIAL ROAD BEING SOLD WITH NO UPPER CHAIN!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E


- NO UPPER CHAIN
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LIVING & DINING AREA
- RECENTLY REFURBISHED
- GARAGE VIA SHARED DRIVEWAY
- OFF STREET PARKING
- WELL MAINTAINED EAST FACING GARDEN
- REAR EXTENSION & LOFT CONVERSION
- VIEWINGS BY APPOINTMENT ONLY










Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		56	79
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
		48	74
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

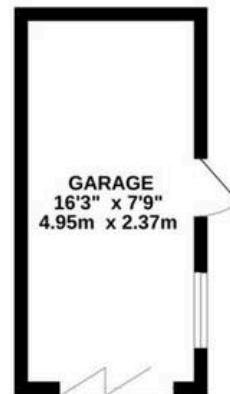
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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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