



**Sandown Road  
Watford, WD24 7RH  
£1,900**

Coopers are delighted to offer to the market a 2/3 bedroom terraced house to rent. The property is located within a stones throw from St Albans Road which has all the local amenities you need. Watford Junction Station is also located within a 10 minute walk. The property comprises of: A bright lounge, spacious dining room, fitted kitchen and a downstairs family bathroom. on the first floor you will find two bedrooms and a family bathroom through the master bedroom. To the second floor you have a loft room with a WC . A rare added bonus to the property is the spacious usable basement. Located to the rear is beautifully landscaped private garden. There is unrestricted street parking. Please contact us today to arrange a viewing!

- Two Bedrooms
- Converted Loft Room
- Modern Throughout
- Usable Basement/Office Room
- Unfurnished
- Unrestricted Parking
- Two Bathrooms
- One WC
- Available Early July



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | watford@coopersestateagents.co.uk | www.coopersestateagents.co.uk



| 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>                                 |           | (92 plus) <b>A</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 |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |

