



**Norbury Avenue
Watford, Hertfordshire WD24 4PJ
£2,750 Per month**

Coopers are delighted to offer this beautifully presented 4 bedroom modern family home, which occupies a very popular location within the private gated Reeds development situated within easy reach of Watford Town Centre, Watford Junction Station, the M25 and M1 motorways, as well as good local schools. There are 4 bedrooms, 3 bathrooms, downstairs wc, spacious L shaped living room, modern fitted kitchen with double doors opening onto the rear garden. In addition, an integral garage, allocated off street parking and secluded rear garden. Available Late July.

- 4 Bedrooms
- En Suite to Master and Second Bedroom
- 2 Minutes from Watford Junction
- Garage
- Finished To A High Standard
- Off Street Parking
- Private Garden
- Available Late July





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		84	(69-80) C
(55-68) D	66		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

