



2 Burnley Close, Watford
£410,000



 fairfieldestates



2 Burnley Close

South Oxhey, Watford

A RECENTLY RENOVATED TWO BEDROOM, SEMI DETACHED PROPERTY IN A QUIET CUL-DE-SAC LOCATION, THAT PRESENTS IN FANTASTIC CONDITION. POTENTIAL FOR EXTENSION WORK TO SIDE AND REAR S.T.P.P.

Here at Fairfield's, we are delighted to welcome to the market this fantastic 2 bedroom semi-detached house. The property is presented in fantastic condition throughout and offers excellent living accommodation. Upon entrance you will find a spacious lounge with open plan kitchen which has been tastefully upgraded by the existing owners. On first floor are two bedrooms and a family bathroom off landing. Externally, there is well maintained front and rear gardens with private side access and potential for extension S.T.P.P. Further benefits include double glazing, gas central heating and driveway with off street parking.

The property is situated within close walking distance to Carpenders Park Overground station, shops, leisure centre and schools. A viewing is highly recommended!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

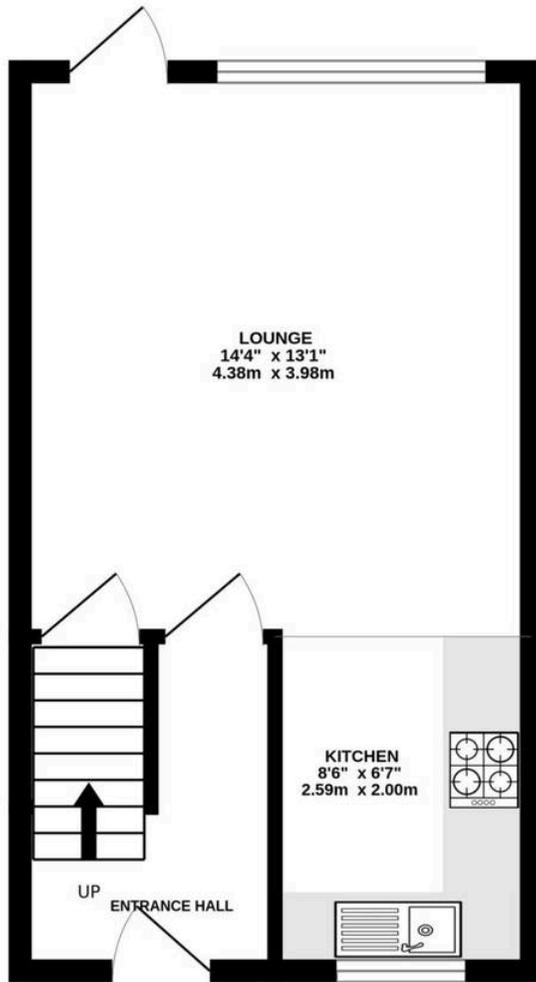




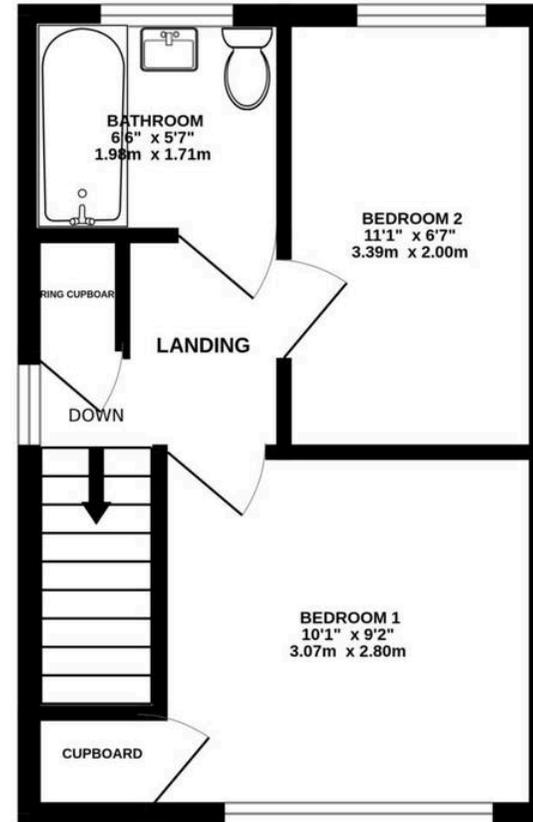
2
Penny Close

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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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Fairfield – Oxhey

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