



**Clarke Way
Watford, Hertfordshire WD25 0BS
Asking price £400,000**

Coopers are delighted to offer to the market, a 3 bedroom mid terrace home for sale. The property is located conveniently for local shops, schools and major road links which include M1, M25, A41 & A405. The property comprises of: entrance hall, lounge, fully fitted kitchen and a downstairs W/C. To the first floor, there are three bedrooms and a family bathroom. The property also features a rear garden as well as off street parking for 2 cars, it will be sold CHAIN FREE please contact us today to arrange your viewing!

- 3 Bedroom House
- Family Bathroom Off Landing
- Downstairs W/C
- Private Rear Garden
- Driveway For 2 Cars
- Gas Central Heating
- Close To Motorway Links
- CHAIN FREE



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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	88		87
54		48	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

