



## 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 <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                                                                                                                                                                                                                                                                                              | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
|                                                                                                                                                                                                                                                                                | 84        |                                                                                                                                                                                                                                                                                                                      | 81        |
| 66                                                                                                                                                                                                                                                                             |           | 62                                                                                                                                                                                                                                                                                                                   |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                      |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                            |           |