



Norbury Avenue Watford, WD24 4PJ £2,850 Per month

Coopers are delighted to present this beautifully maintained and spacious five-bedroom modern family home, ideally positioned within the highly sought-after, private gated Reeds development.

Offering generous and versatile accommodation throughout, this impressive property comprises five well-proportioned bedrooms, two bathrooms, a downstairs WC, a spacious L-shaped living room and a contemporary fitted kitchen with double doors opening directly onto the secluded rear garden, creating the perfect space for both family living and entertaining.

Further benefits include double glazing throughout, allocated off-street parking and a private rear garden. Conveniently located within a 10 minute walk of both of Watford Town Centre and Watford Junction Station, within the catchment of excellent local schools including both Watford Boys and Watford Girls Grammar Schools and major transport links, including the M25 and M1 motorways, this home is perfectly suited to modern family life.

Early viewing is highly recommended – contact Coopers today to arrange your appointment!

- Five Bedrooms
- En Suite To Second Bedroom
- Two Minutes To Watford Junction
- Gated Development
- Family Bathroom To Second Floor
- Shower Suite and Sink To Master Bedroom
- Modern Fitted Kitchen
- Allocated Parking For One Car



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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>	
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

