



**Leavesden Road
Watford, WD24 5EE
£1,750 Per month**

We at Coopers are pleased to bring to the market this well-presented 2/3 bed terraced house in North Watford. The property is near Watford Junction and Watford North for National Rail and Watford Junction for London Overground and offers great access to education, minutes away from Nascot Wood Infant and Nursery School (rated outstanding by Ofsted) and a bus ride away from Watford Grammar School for Girls (among the top 2% of secondary schools nationally). We feel this is the perfect property for both working professionals or a young family! Please contact us today to arrange your viewing!

- 2/3 Bedrooms
- Modern Finish Throughout
- Two Reception Rooms
- Private Rear Garden
- Gas Central Heating
- Fully Double Glazed
- Parking Available
- AVAILABLE Late July



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		(69-80) C	
(55-68) D		(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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

