

**Offers over £425,000**

**TENURE : FREEHOLD**

**North Watford (WD24)**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Detached**

**2 Beds**

**Spacious Living Room**

**Bathroom with sep Shower**

**Garage**

**Parking**

**Lloyds of Watford**  
155 St Albans Road, Watford, Herts, WD24 5BD  
info@lloydsowatford.com | 01923 230010  
Website: www.lloydsowatford.com



A UNIQUE PROPERTY!.....Lloyds of Watford are pleased to offer a two bedroom detached property in this popular part of North Watford. Accommodation includes a spacious living room with patio doors leading to the garden, kitchen, utility/Wc, two double bedrooms, bathroom, integral garage and off street parking. Available with no upper chain.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Watford, WD24 6RT

