



## Chapel Close Watford, WD25 7AR Asking price £595,000

Coopers are pleased to bring to the market this pristine larger than average 4-bedroom terraced house, ideal for the modern family of today! This spacious home boasts three double bedrooms and a fourth single bedroom split over 3 floors. The downstairs offers accommodation for all the family with an open plan layout, a modern fitted kitchen with space for a dining table and a downstairs shower room.

The property benefits from a large rear garden with ample storage and a large rear patio with access to a detached studio outbuilding alongside an alley leading to your garage.

Due to its brilliant location; the house is in close proximity to excellent schools, Warner Bros Studios, Leavesden Country Park and also has easy access to the major road links of the M1 & M25, the property is only a short distance to all local amenities.

This property has been extended on both the ground floor and into the loft, we do not feel this can be truly appreciated online so please book a viewing to see this impressive property today!

- Four Bedrooms
- Off Street Parking
- Large Rear Garden
- Two Bathrooms
- Large Rear Studio
- Garage
- Close Proximity To Leavesden Country Park And The Warner Bros Studios
- Great Transport links With Easy Access to Heathrow Airport
- Available For Viewings Now



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| 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> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                      |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                            |           |