



**Clifton Road
Watford, WD18 0DH
Asking price £545,000**

We at Coopers are pleased to bring to the market this larger than average 4 bedroom semi-detached property, located in the heart of Watford just a short distance from both Watford General Hospital and the town center, we feel this is the ideal location for both investors or a family!

Previously being used as an HMO with 6 bedrooms and a kitchen/Diner, the property also benefits from two bathrooms and a spacious garden with an outbuilding, and potential to extend in to the loft.

Please contact us today to arrange a viewing, the property will be sold with no upper chain.

- CHAIN FREE
- Four Bedrooms
- Two Reception Rooms
- Ground Floor W/C With Shower Room
- Generous Rear Garden With Outbuilding
- Potential To Extend (S.T.P.P)
- Street Parking Available
- Freehold | EPC Rating: D





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