



**Courtlands Drive
Watford, WD17 4JA
£2,800**

Welcome to Courtlands Drive, Watford - a spacious semi-detached house, located with good access to major road transport links including the M1 and M25 motorways and local schools. The house is offered unfurnished and is ideal for a family. There is driveway for two cars as well as an integrated Garage. On the ground floor you have a generous size lounge, a large dinning room, a modern and spacious kitchen with space for a dinning table as well as a WC. On the first floor you have 2 double bedrooms one of which with an En-suite, a family bathroom off the landing and two single bedrooms. To the rear of the property, you have a large, landscaped garden. Please contact us to arrange your viewing today!

- Four Bedrooms
- Semi Detached
- Off Street Parking
- Two Reception Rooms
- Large Rear Garden
- Modern Finish Throughout
- Close To Local Shops
- Great Transport Links





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

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