



**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 dining room, a modern and spacious kitchen with space for a dining 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



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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>	