



## Canterbury Road Watford, WD17 1QT Offers in the region of £600,000

Situated on a prime residential road in the heart of Watford, this attractive home offers an excellent opportunity for buyers seeking a spacious property within easy reach of the town centre and Watford Junction Station.

Upon entering the property, you are welcomed by a grand entrance hall leading to two large reception rooms and a modern open-plan kitchen/dining room, with access to a WC and a private rear garden.

The first floor offers three double bedrooms and a modern family bathroom. Stairs from the landing lead to a fourth double bedroom in the loft, with ample storage in the eaves.

The property is in need of some work to bring it up to a livable standard, providing an excellent opportunity for buyers to add their own touch and create a beautiful family home. Please contact us today to arrange a viewing.

Further Photos And Floorplan To Follow.

- CHAIN FREE
- Three Double Bedrooms
- Two Reception Rooms
- Two Minute Walk To Watford Junction Station
- Permit Parking Available
- Private Garden







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



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