



**Brixton Road
Watford, Hertfordshire WD24 4DX
£2,100**

Coopers are proud to offer this delightful 3 bedroom, 2 bathroom semi-detached house in fantastic condition in a popular cul-de-sac within walking distance of Watford Junction station.

The ground floor features an entrance hallway with access to a guest toilet. Off the hallway, you have access to a generously sized bright living room with adjoining doors that lead you to a fitted kitchen. The kitchen features white goods and a door leading you to a large bright conservatory, leading to a well maintained private rear garden. The first floor features a master double bedroom with an en-suite shower room, a second double bedroom and a bathroom suite with a P shaped bath with shower attachment. The second floor leads you to a third double bedroom which has ample space for storage.

A real bonus to the property is that it has two private parking spaces, one to the front and one to the rear.

Available Late November 2024. Contact Coopers to arrange a viewing today.



- 3 Double Bedrooms
- 2 Off Street Parking Spaces
- Close to M1 and M25
- Walking Distance to Watford Junction
- Well Presented Rear Garden
- Walking Distance to Local Amenities
- En-Suite Bathroom
- Available Late November 2024
- Cat Friendly!





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	



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