



**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		
	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	



coopers
estate agents