



## De Vere Walk Watford, WD17 3BE £2,200 Per calendar month

We at Coopers are delighted to bring to the market this spacious mock-Tudor semi-detached family home is situated on De Vere Walk in the Cassiobury Estate.

Located just a 5 minute walk from Watford Met Line Station, Cassiobury Park and with in a short walk of Watford Town Centre this quiet cul-de-sac is in a fantastic location.

The house comprises of two reception rooms, a separate kitchen with side access to the garden, three bedrooms on the first floor, and a family bathroom with a separate W/C.

Externally there is a large rear garden, with side access offering further parking to the drive at the front of the property.

Popular local schools include Cassiobury Infants/Juniors, Nascot Wood Infants/Juniors and Watford's prestigious Boys & Girls Grammar Schools.

We do not feel this property will be on the market for long! Please give us a call to arrange your viewing today!

- Three Bedrooms
- Off Street Parking
- Private Rear Garden
- Close To Station
- The M25, A41 and M1 All Within A Short Drive
- Catchment For Highly Sought After Local Schools
- Close To Town Centre
- Available Now



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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>	