



## Bruce Grove Watford, WD24 4DR £450,000

We at Coopers are delighted to offer for sale this spacious three-bedroom mid-terraced property, ideally situated on Bruce Grove, a quiet residential street in the heart of North Watford. Offering a wonderful balance of character and potential, this spacious home presents an ideal opportunity for growing families, first-time buyers, or investors alike. The ground floor comprises of a generous reception room off the hall, leading through to a second living area or dining space, and a fitted kitchen to the rear. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a private rear garden, perfect for entertaining, while on-street parking is readily available to the front. Bruce Grove is a highly regarded and well-connected street, with excellent access to local shops, schools, and transport links. Watford Junction and Watford North stations are within easy reach, providing fast links into London Euston, making this a convenient option for commuters. The property is freehold and has an EPC rating of C. Offered with no onward chain, early viewing is highly recommended.

- Three Bedroom
- Two Reception Rooms
- Bathroom Off The Landing
- No Upper Chain
- Large Fitted Kitchen
- Within walking distance to Watford Junction station
- Easy access to local shops, amenities, schools and major road links (M1, M25, A41)







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	63		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	