



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

We at Coopers are delighted to offer for sale this spacious three-bedroom mid-terrace 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	
	Current
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
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	
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