



## Northfield Gardens North Watford, Hertfordshire WD24 7RF £550,000

**\*\*No upper chain\*\*** This three-bedroom semi-detached home is set in a sought-after residential road and comes to the market offering huge potential for modernisation. Perfect for buyers looking to create a home to their own taste, it already benefits from generous living space and the scope to further improve. The accommodation comprises of: entrance hallway, lounge with a separate dining room. There is also a fitted kitchen and a family bathroom upstairs alongside three bedrooms off the landing. The property benefits from front and rear gardens, driveway and converted garage. Please call us to arrange a viewing as this property is not one to be missed!

- Chain Free
- Spacious 3 bed Semi-Detached House
- Private Garden
- Gas Central Heating
- Off Street Parking
- Close To Local Amenities
- Potential To Extend STPP
- Easy Access to M1 and M25 Motorways
- Garage Converted To Utility



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | [watford@coopersestateagents.co.uk](mailto:watford@coopersestateagents.co.uk) | [www.coopersestateagents.co.uk](http://www.coopersestateagents.co.uk)





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	
55	69	49	64
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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