



## Grover Road

Watford

£465,000

This fantastic two bedroom, two bathroom terrace house offers spacious accommodation throughout. This property benefits from two reception rooms, separate kitchen, upstairs bathroom, private rear garden with an office, gas central heating and double glazing.

Situated walking distance from Bushey station you will find Pinner Road. Close to shops, schools, village bakery, coffee shops and road links this is the perfect commuter location. The green open space of Watford Heath and Attenborough fields are also literally on your doorstep.

Watford Council Tax Band D

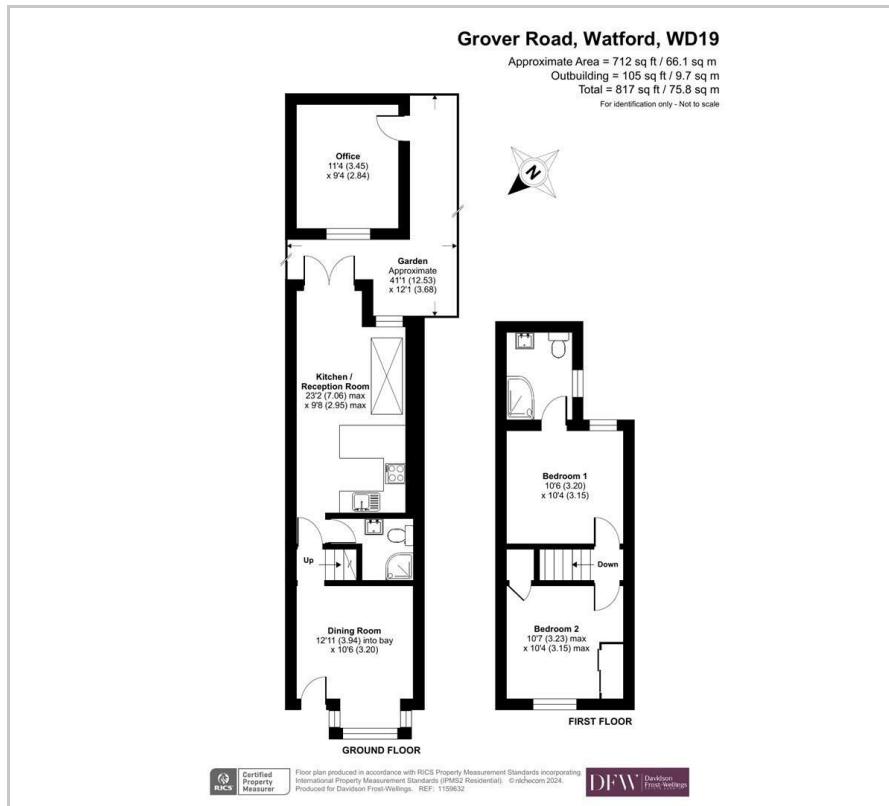
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Two bathrooms
- Private office space in the garden
- Superb condition
- Lots of natural light
- Walking distance to Bushey station



## Floor Plan



## Area Map



### Energy Efficiency Rating

|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 80                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
|   |         |                         |



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