

## School's out!

Ideas and tips to keep the kids entertained this summer

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# Summer savings



## Hello from the Editor!

Welcome to the July issue of Property News!

We're already half way through the year and for many there will already be thoughts of what to do with the children during the school summer holidays. Well, fear not! Inside this issue we give you top tips and ideas of where to go and what to do to keep the whole family entertained (page 8).



The arrival of the school holidays can also be hard on the purse strings with days out, ice creams and special treats, on the menu. However, we share our practical and money saving tips to help you save some pennies (pages 2-3).

Summer is also a great time to tackle any decorating tasks that are on your list; and if you're looking to spruce up a children's bedroom, we have ideas and inspiration for you. Pop over to pages 6-7 to be inspired.

And summer isn't summer with a BBQ! BBQ and at-home eating/entertaining is now the UK's number one summer home leisure activity, with two-in-three households now owning a BBQ grill. Our recipe page this month takes a look at what's hot when it comes to cooking outside on the grill (page 10).

This issue is also full with lots more to keep you reading, including the importance of recycling (page 9), a look at the Tour de France (page 5) and the hotly anticipated return of the epic Game of Thrones with the arrival of Season 7.

Happy reading!

Until next time,

Linda McKeown  
Editor

With a third of people saying that saving for a holiday feels like a struggle, here we give some tips to help you save those extra pennies

## Take a picnic

Planning a day out with the kids? It's amazing how much you can actually spend buying lunch and drinks when out and about. Cut on costs by making your own packed lunches to keep the troops fed.



## Cinema savings

Get 2 for 1 cinema tickets on Tuesdays and Wednesdays using Meerkat Movies. All you need to do is buy insurance from CompareTheMarket.com to qualify. **Top tip:** Just buy a day's travel insurance for a few pounds and you'll still get the offer, which is valid for a year!



## Use those coupons!

Have you got a load of unused coupons in your purse or wallet? Then get using them to save money! Back in December 2015, Holly Smith broke records when she paid for a £1,200 shop entirely with coupons! She now runs her own website ([www.extremecouponing.co.uk](http://www.extremecouponing.co.uk)) offering tips on how to match her success. Get saving!



## Use discount websites to save on days out

If coupon saving isn't your thing, then why not turn to the likes of Groupon, VoucherCodes and Wowcher. They're websites with Apps that allow you to save on a range of products and services including events, meals out and spa days. There are often restrictions on when you can use your vouchers, but it's a great way to make savings.



## Get cash back on your shopping

There are some great Apps out there to help you save money. Sign up to [topcashback.co.uk](http://topcashback.co.uk) and you will get money back each and every time you shop online! It's simple, easy and a great way to build up your holiday spending money.



## Get free entry to over 200 attractions!

The BBC is giving away free Blue Peter badges to anyone aged between 6 and 15. You might wonder how that helps save you money, but the great thing is that having ownership of such a badge will give you free entry to over 200 attractions across the UK, such as museums and zoos. All you need to do is send Blue Peter a message explaining why your little one deserves a badge. There is a range of badges on offer and to be eligible, your child will need to send in a message, a poem, a photo or a letter - the application for each badge is different! Get creative and find out more at [www.bbc.co.uk/cbbc/joinin/about-blue-peter-badges](http://www.bbc.co.uk/cbbc/joinin/about-blue-peter-badges).

## Look out for offers

There are plenty of offers out there - you just need to look out for them! A popular one at the moment are free vouchers to Merlin attractions which can be found on selected promotional packs of Cadbury chocolate including mini Double Deckers, Chocolate Buttons and Mini Fudge.



## Embrace takeaways

Takeaways are big business for the food industry but can leave a dent in your savings if you indulge in them on a regular basis. So why not have a go at making your own favourite takeaway meal instead. It'll be fun getting the whole family involved. Plus, put away the money you've saved and the savings will soon add up.

## Take a break

Summer holidays with the kids can be expensive so why not pick a designated day each week where you don't spend anything! Take a break by having fun at home instead or make a packed lunch and head outdoors to a [free] park.



# GAME OF THRONES

## GAME OF THRONES RETURNS FOR 7TH SEASON

**The hotly anticipated Season 7 of Game of Thrones returns to UK TV screens this July. But who will conquer the Iron Throne?**

Game of Thrones returns to HBO over in America on Sunday 16th July with UK lovers of the series able to see it on Sky Atlantic and Now TV on Monday 17th July at 2am, before being repeated at 9pm on the same day.

The series has become the most-watched series in HBO history and a worldwide TV phenomenon and remains a huge hit for the network. An original series based on George R.R. Martin's best-selling series, 'A Song of Ice and Fire', it was adapted for television by David Benioff and D. B. Weiss. Each episode cost over \$10 million but with an ever-growing audience, it has proven to be money well spent.

“The series has become the most-watched series in HBO history and a worldwide TV phenomenon”

Season 6 finished with breathtaking footage and strengthened storylines, while following the continuing struggle between the Starks and other noble families of Westeros for the Iron Throne. In the final episode, the Starks defeated the Bolton forces in battle, and Jon Snow was proclaimed the King in the North.

Meanwhile, Tyrion attempted to rule Meereen while Daenerys was held captive by a Dothraki tribe. But she soon gets revenge by burning them alive and takes command of the Dothraki. And at King's Landing, the Tyrell army attempted to liberate Margaery and Loras, but Margaery capitulates to the High Sparrow, who becomes more powerful by influencing King Tommen. At her trial, Cersei burns the Great Sept, killing her rivals, while Tommen kills himself. Unopposed, Cersei is then crowned Queen of Westeros.

And in a twist, we saw Brandon using his powers to learn that Jon Snow is actually the son of Lyanna and Rhaegar, having been adopted by Eddard after she died during Robert's rebellion! With plenty of twists and turns, there was plenty to keep viewers hanging on every development - and season 7 promises to continue where it left off. So it's no surprise to discover that Game of Thrones received the most nominations for the 68th Primetime

Emmy Awards, with 23 nominations, and went on to win twelve of them, including one for Outstanding Drama Series for the second year in a row.

But who will conquer the Iron Throne? You'll just have to tune in to find out!

Discover more about Game of Thrones by visiting [www.hbo.co.uk/game-of-thrones](http://www.hbo.co.uk/game-of-thrones)

**WATCH THE TRAILER FOR SEASON 7 HERE!**



To watch the trailer, scan the QR code with a QR reader or type the following url into your internet browser.

<https://www.youtube.com/watch?v=giYeaKsXnsI>

# Will the Tour de France continue to be Brit dominated?



“ Created in 1903, over the course of the past century the Tour de France has become one of the most famous and beloved annual sporting events in the world ”

## Can Chris Froome keep peddling out consistent success in the Tour, for a third consecutive year and for the fourth time overall?

Created in 1903, over the course of the past century the Tour de France has become one of the most famous and beloved annual sporting events in the world. A multiple stage bicycle race, the Tour de France is traditionally held in the month of July each year, and is the oldest and generally considered to be the most prestigious of the three three-week-long grand tours; the other two of which being Giro d'Italia and Vuelta a Espana. The number of teams usually varies between 20 to 22, with nine riders within each team.

The first race in 1903 was initially planned out meticulously. It was intended to be a five-stage race, beginning in Paris and finishing in Lyon, Marseille, Bordeaux and Nantes, before returning to Paris. Stages of the race were organised to go through the night and finish the following afternoon. However, too daunting and expensive did these propositions prove to be for the riders, so the event's arrangements were changed whereby the length of the race was cut to nineteen days, the dates were changed to cover the first nineteen days of July, and a daily allowance was offered to those who averaged at least 20 km/h on each of the stages. These early amendments made the sporting event much more accessible across the world, to both prospective participants and spectators alike, and that was what allowed it to flourish into the global exhibition it is today.

The route the Tour de France riders must take changes each year, including the departing spot (the Grande Depart), whilst the format remains the same, with the inclusion of time trials, the passage through the mountain chains of the Pyrenees and the Alps, and finishing on the Champs-Elysees in Paris. This year's course has already seen the riders set off from Dusseldorf, Germany, although the Grande Depart was originally planned to be in London for this year.

The winner of the first race was Maurice Garin, a Frenchman. In fact, French riders went on to champion the sporting event for another five consecutive years, until a Luxembourger, Francois Faber, won in 1909. Sir Bradley Wiggins was the first Brit to ever win the Tour de France, and that was in 2012. Chris Froome, another Brit, and the current defending champion, won in 2013 (also the 100th Tour de France), 2015 and 2016, and is one of only a few participants to have ever won the event three times or more. Having won the last two titles, Chris Froome is indeed favourite to win this year too. Although born and brought-up in Nairobi, Kenya, Froome represents Britain due to both his parents being British, and also represents Team Sky with the Tour.

As well as the beloved yellow jersey, last year saw winner Froome taking home €450,000, and we're sure that this year's Tour de France will be just as impressive with all it has to offer.

When it comes to selling your home, we're leaders of the pack

# Kids Corner

If you're looking to spruce up the children's bedroom, then there are ideas a-plenty here for boys and girls alike



## *Pink Canopy Headboard Children's Wall Sticker*

Inject some fun and colour into your little girl's bedroom with this reusable pink canopy sticker set. Safe for virtually every wall surface, the Pink Canopy wall sticker set comes with two sheets and measures 1370mm x 1470mm. Perfect for creating your very own look!

**£35.99**

[www.thechildrensfurniturecompany.com](http://www.thechildrensfurniturecompany.com)



## *Laura Ashley Rosie EasyFit Pink Chandelier*

No little girls' bedroom is complete without a chandelier! This easy-fit Rosie chandelier in pink is sure to add the perfect finishing touch to bedrooms. H30cm W25cm. Wipe clean only.

**£36.00**

[www.lauraashley.com](http://www.lauraashley.com)

## *Townhouse Bookcase*

If you're looking for storage solutions for your children's bedroom, then look no further. This unique bookcase is shaped in the style of a house. So your little ones will be eager to tidy those books away! Self assembly required.

**£125.00**

[www.gltc.co.uk](http://www.gltc.co.uk)



## *Emoji Unicorn Single Duvet*

Add a touch of magic to the bedroom with this Emoji Unicorn Rotary Duvet Cover and Pillowcase Set. Available in single and double sizes, it features the iconic emoticon logo of the mythical beast against a pastel pink base, while the reverse features a similar design in purple.

**£14.00**

[www.direct.asda.com/george](http://www.direct.asda.com/george)

## *Girl's Life Wallpaper*

An all over wallpaper design featuring a repeated motif of shelving, with girl's trinkets such as unicorns and hearts! Available in a variety of colorways including multi colourway with silver glitter detailing. Width: 0.53m Length: 10.05m Repeat: 0.53m.

**£14.99 per roll**

[www.wallpaperdirect.com](http://www.wallpaperdirect.com)

*Disaster Designs Kawaii  
Style LED Cactus Table  
Lamp, Peppermint*

How cute is this! Powered by an internal LED and shaped like a smiling cactus, this cute Kawaii style LED night light makes it a great addition to any bedroom. In a soft green colour, pink cheeks appear when on!

**£28.95** UK Delivery from **£3.95**  
[www.cultfurniture.com](http://www.cultfurniture.com)



*London Bus Red Wooden Kids Theme Bunk Bed*

Now beds don't get better than this! If you have a bus loving child, then this is perfect! Featuring a sturdy wooden construction, this bunk bed with iconic London Bus design allows easy access to the upper bunk with a four-step vertical strong metal ladder. All aboard!

**From £364.99**  
[www.happybeds.co.uk](http://www.happybeds.co.uk)



*Rodnik Shark  
Fin Chair*

What's not to like about this! Made with firm built-in cushioning in the backrest, armrests and seat, this Shark inspired chair makes an entertaining focal piece. The feet are crafted from solid beech wood.

**£399.00**  
[www.made.com](http://www.made.com)



*Vegas Metal 11" Mini L.E.D. Letter Light*

Perfect for brightening up any bedroom, these miniature lights are easy to display and require just two AA batteries or can be powered using an AC mains connection. The letters are also linkable so that you can create phrases or names.

**£10.00** reduced from **£35.00**  
[www.cultfurniture.com](http://www.cultfurniture.com)



# School's Out!



**SPEND SOME QUALITY FAMILY TIME AND KEEP YOUR KIDS ENTERTAINED THIS SUMMER WITH SOME OF OUR TIPS AND FANTASTIC LOCATIONS**

## Special events

### Ripleys Believe It Or Not, London

This unique attraction features six floors of creative, curious and crazy exhibits from the Incredible Nature Gallery to the Marvellous Mirror Maze. Book now through Day Out With The Kids and get a kids ticket for just £1.00  
[www.dayoutwiththekids.co.uk/ripleys-believe-it-or-not](http://www.dayoutwiththekids.co.uk/ripleys-believe-it-or-not)

### Eden Project, Cornwall

Get 10% off when you book at least one day in advance online and get a free one year pass when you choose to donate your entry fee to the Eden Trust when booking. That's summer sorted!  
[www.edenproject.com](http://www.edenproject.com)

### Zoos with Tesco Clubcard

If you shop at Tesco and collect points using your Clubcard, then you can get up to three or four times the value of your points by converting them into vouchers - which can be used across the country at these zoos:

Amazon World Zoo Park  
Banham Zoo  
Blackpool Zoo  
Colchester Zoo  
Drusillas Park  
Exmoor Zoo  
Longleat Safari & Adventure Park  
Woburn Safari Park  
Whipsnade Zoo

For even more offers visit the Tesco Clubcard page at [www.tesco.com/clubcard/boost/fun/4294967290.cat](http://www.tesco.com/clubcard/boost/fun/4294967290.cat)

## Cinema deals from £2.50

A night at the movies can leave your pocket feeling light, but there are ways to make heading to the cinema more affordable.

**Vue School holiday £2.49 tickets:** Children aged 2-12 can get tickets for only £2.49 to select morning movies at weekends and in schools holidays with the Mini Mornings offer. What's even better, an accompanying adult gets in for the same price! Visit [www.myvue.com/offers/mini-mornings](http://www.myvue.com/offers/mini-mornings) for more information.

**2 for 1 cinema tickets:** Compare The Market customers get a year's worth of 2 for 1 cinema tickets which are valid for Tuesday and Wednesdays at most cinema across the UK. **Top tip:** to get the deal, buy a cheap days holiday insurance, which will give you access to the offer - saving you money every time you visit the cinema!

## More special offers

- Half price entry to Alton Towers or Sea Life centres when you pick up a promotional bottle of Carex hand wash or Carex shower gel.
- Look out for promotional packs of Kellogg's cereal and snacks to get a free adult entry voucher for 30 Merlin theme parks and attractions.
- English Heritage: Kids go free. If you are already an English Heritage member then did you know you can get free entry for up to six children accompanied by an adult?

## Things to do on a budget

### At home

- Baking homemade biscuits
- Making a tent or hidden den in the garden
- Star gazing with a picnic basket full of wonderful treats in the evening
- Mini golf using pipes, trays, wood or anything laying around in the garden

### Outdoors

You don't have to spend anything to enjoy a day out, pack up a picnic and visit some of these free children's farms:

- Georgie City Farm, Edinburgh
- Dean City Farm, South-West London
- Stonebridge City Farm, Nottingham
- Bath City Farm, Bath
- Surrey Docks Farm, South-East London
- Vauxhall City Farm, South London

# Are you recycling properly?

**You may already recycle, but could you do more for the environment?**

Unfortunately, there's a great deal of waste which could be recycled that still ends up in landfill sites, causing harm to the environment. Not only does recycling help reduce the need for more landfill sites but it also helps to save energy, is good for the economy creating less pollution, and it helps our climate problems by reducing the amount of unhealthy greenhouse gas emissions.

The amount of rubbish sent to recycling plants by householders had been increasing for more than a decade, but government figures show it has now flatlined in the past three years with it dropping from 44.8% in 2014 to 43.9% in 2015.

Every household has the option to recycle, either with recycling boxes, bins or bags that are provided by the local council. Collection days are different depending on the area you live in; if you're not sure, then request a recycling calendar from your council.

“ The amount of rubbish sent to recycling plants by householders had been increasing for more than a decade, but government figures show it has now flatlined in the past three years ”

## Top tips on making recycling easier

**1.** Keeping an indoor recycling bin next to your main bin will make it more convenient for you when removing rubbish. Label the bins with what can and can't be recycled in your bin to give you a reminder to recycle the correct materials.

**2.** Some things should be washed before you recycle them, such as glass jars, trays and bottles. Use your old washing up water to give them a quick rinse.

**3.** Check to see what recycling facilities your local supermarket offers: this could be battery and light bulb points, clothing banks and even glass bottle banks.

## Where does my waste go?

Your food waste is turned into biogas fuel, which can be used to produce heat, electricity or transport fuels and it can be used as a natural fertiliser in farming. Garden waste is taken to a local facility where it is treated and turned into compost which can be used on local farms and as a soil improver.

Your dry recycling is separated, cleaned and re-processed so that it can be used to make new products. Some people may have separate cardboard and paper boxes.

## And what should I be recycling?

### Food waste

(remember to line your kitchen caddy with a compostable liner)

- bakery goods
- dairy products
- tea and coffee
- peelings, egg shells, bones
- rice and pasta
- fish and meat
- NO plastic bags
- NO packaging
- NO oil or liquid fat
- NO kitchen roll

### Garden waste

- grass cuttings
- leaves
- hedge trimmings
- small branches or bark (no branches more than 30cm diameter)
- weeds
- NO flower pots or trays
- NO grit or stones
- NO soil
- NO animal bedding
- NO food

### Recycling bins

- aerosols
- aluminium foils
- cans and tins
- cardboard
- cartons
- glass
- lids (plastic and metal)
- paper
- plastic bottles, pot tubs and trays



**Sell your home with us and we'll give you your very own, free, website**

# MAKE YOUR SUMMER SIZZLE!

Make the most of the sun when it shines. And what better way to celebrate and relax with family and friends, than with a BBQ. We take a look at what's on offer to help get your BBQ off with a bang!



**GREAT FISH CHOICE**

**GLUTEN FREE!**

**VEGETARIAN**

**100% British**

**PERFECT SIDES**

**SPICE IT UP!**

**GREAT FOR A PARTY!**

## 1 BBQ Fish Box

A selection of fresh fish and seafood carefully chosen for a great tasting memorable BBQ! Included are four chunks of salmon fillet, two plaice (split into steaks), a dozen fresh scallops, a box of head on king prawns (frozen) and filleted mackerel, sardines, or herrings (dependant on availability).

Serves 6-8. **£55.00**

[thecornishfishmonger.co.uk](http://thecornishfishmonger.co.uk)

## 2 Tesco Hot & Spicy Chicken Wings

Fancy a bit of chicken? Then try these chicken single joint wings coated with a hot and spicy seasoning. 900g. **£4 each**

(3 for £10 or 2 for £7)

[tesco.com/groceries](http://tesco.com/groceries)

## 3 The Best Scotch Beef Quarter Pounders 454g

Perfect for the BBQ are these succulent chunky quarter pound burgers. Made with Scotch mince and seasoned with cracked black pepper, they're sure to go down a treat with family and friends alike.

**£3 each** (2 for £5)

[groceries.morrisons.com](http://groceries.morrisons.com)

## 4 Sticky Chicken Yakitori Kebabs

These bite-sized sticks of British chicken pieces are marinated in a soy, mirin and sake glaze - and they're gluten free! Includes 20 pieces. **£14.00**

[marksandspencer.com](http://marksandspencer.com)

## 5 Antipasti Selection

A collection of olives and feta (180g); marinated artichokes (180g); marinated olives (300g); mozzarella and tomatoes (200g); marinated antipasti selection with pitted cuquillo olives (180g) plus grilled mixed peppers (180g). Mmmmmnn!

Serves 4-6. **£18.00**

[marksandspencer.com](http://marksandspencer.com)

## 6 Sainsbury's Halloumi & Vegetable Kebabs

These Halloumi and vegetable kebabs are perfect for your BBQ feast. With red and yellow peppers and courgette, try serving with pesto pasta with grated parmesan and fresh basil leaves. 280g. **£3.50**

[sainsburys.co.uk](http://sainsburys.co.uk)

## 7 The BBQ Expert Collection

This BBQ Expert Collection by Gourmet Spice Company has all the essentials to make you King (or Queen) of the BBQ! It contains full size pots of Magic BBQ Dust, Fire-pit BBQ rub (mild), N'Awleans Cajun rub, Steak rub, Chicken rub, plus a 100ml bottle of Garlic & Chilli oil. A 'Recipe Tips' leaflet is enclosed. **£16.95**

[yumbles.com](http://yumbles.com)

## 8 Party BBQ - 12-15 people

This ultimate party BBQ pack - for 12-15 people - is full of meat from assured British farms. Perfect for a gathering of friends and family.

The pack includes:

- 10 x chicken thighs
- 10 x 4oz pork loin steaks
- 20 x 4oz beef burgers
- 24 x cumberland sausages
- 20 x chicken drumsticks
- 1kg pork ribs

**£66.50**

[greatbritishmeat.com/meat/bbq-packs](http://greatbritishmeat.com/meat/bbq-packs)

**Top Tip:** To get 10% off when you spend over £25, simply enter your email address when prompted and you'll receive a code to your discount.

## AND YOU MIGHT NEED THESE TOO!

### 9 Barbecue Tool Set

This stylish canvas barbecue tool set comes complete with tools and a canvas bag to help get your BBQ going. Featured on Channel 4's 'Stephen Fry: Gadget Man!' the kit includes Stainless steel grill tongs, a Barbecue pig fur brush, a Stainless steel grill fork, a Stainless steel spatula and carry case. **£26.95**

[notonthehighstreet.com](http://notonthehighstreet.com)

**A****B****C****D****E****F****G**

# The new Minimum Energy Efficiency Standards: what do they mean for private landlords?

Coming into effect as soon as 1st April 2018, landlords will be expected to understand the details and implications behind the new MEEs within the private rented sector

Private rented accommodation is just that – privately rented, independently from a private landlord – which is why assurance that the property the prospective tenant is moving into is performing efficiently is so important, and this very much includes the performance of energy efficiency. If the property has a low energy efficiency performance, it doesn't just mean unwanted carbon emissions, it also means higher-than-necessary energy bills. According to Mike Feely, energy efficiency expert at E.ON: "Government housing data already shows that the private rented sector has the highest proportion of properties falling in the F and G bands."

“ Minimum energy efficiency standards for England and Wales will take effect from 1st April 2018 ”

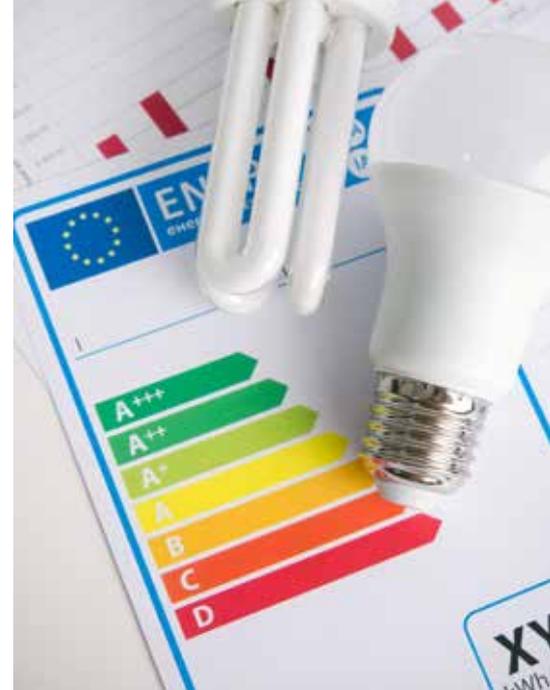
Regulations in 2015. These regulations outlined that from the 1st April 2016 a tenant would be allowed to reasonably ask for a 'relevant energy efficiency improvement' to the property. Such a request, however, could only be deemed 'reasonable' if the improvements would be wholly financed by the tenant (with or without financial help from the government). Of course, as the landlord you could finance the proposed energy efficiency improvement yourself if you wished, or partly contribute toward the costs.

However, the regulations have now become tightened. Minimum energy efficiency standards for England and Wales will take effect from 1st April 2018, making it unlawful for a private landlord to grant a new lease for their property if it has an energy performance certificate (EPC) rating below E (unless the property is officially registered as an exception). The new regulations will apply to new lets and renewals of tenancies and, for all existing tenancies, the regulations will take force from 1st April 2020. Breaching these standards will mean a civil penalty of up to £4,000.

Recent research has revealed that approximately two-thirds of buy-to-let landlords lack awareness of the new minimum energy efficiency standards. Almost half admit to being only 'vaguely aware' of the new rules, and around 27% of buy-to-let landlords do not know the EPC rating of their own property.

There is a potential penalty of 20% of the rateable value for properties breaching the regulations after three months so, needless to say, it is vital that as a landlord you gain awareness and sufficient understanding of these new regulations. Even though upgrading properties can be both time-consuming and costly, today there are a range of services available to help assist you throughout the whole process, such as online account management, value insulation and heating services, and even direct financial support may be available via the Energy Company Obligation.

Enjoy your own property website this summer



Watford **01923 731313**

**CALL US TODAY FOR A FREE NO OBLIGATION VALUATION**

## Kings Langley

£325,000



Views over the Grand Union Canal! Harry Charles are delighted to offer for sale this larger than average two bedroom/ two bathroom first floor apartment situated to the rear of the popular Ovaltine building. The accommodation comprises of large 'L' shaped living room with Juliette balcony facing the Canal, separate kitchen, two double bedrooms with en-suite shower-room to master bedroom, and family bathroom. The property also benefits from a lift, parking, and is close to the Kings Langley Station.

## Central Watford

£310,000



Harry Charles are delighted to offer for sale this very well presented two bedroom, first floor flat in this excellent Central Watford location, close to the town centre with its many shops including the INTU shopping centre and Watford Junction Station with fast trains into London Euston. An excellent first time or investment opportunity.

## North Watford

Guide price £430,000



Harry Charles are pleased to offer this very well presented THREE DOUBLE BEDROOM Victorian terraced house. The accommodation is spread over three floors and comprises lounge, dining room, kitchen, downstairs cloakroom, upstairs bathroom off landing, three double bedrooms, and a rear garden which has a summerhouse.

## North Watford

£410,000



Harry Charles offer to the market this well presented semi detached house with two parking spaces. The property is situated on this very popular cu-de-sac location close to WATFORD JUNCTION STATION, local shops, town centre, schools, and major road links.

Watford **01923 731313**

**CALL US TODAY FOR A FREE NO OBLIGATION VALUATION**

## Central Watford

£545,000



Harry Charles are delighted to offer for sale this rarely available Mews property situated in the prestigious Reeds development near WATFORD JUNCTION mainline station and Watford town centre. This Duplex Maisonette has a LONG LEASE and has been converted from part of the original Victorian building and has many character features and enjoys attractive views of the beautiful communal gardens.

## Nascot Wood

£425,000



Harry Charles are delighted to offer for sale this recently improved two bedroom apartment in Nascot Wood. The apartment is set on the first floor of this attractive development and is situated in the very sought-after Nascot Village area, close to Watford town centre and Watford Junction Station.

## Bricketwood

£450,000



Harry Charles are pleased to present to the market this spacious and well maintained end of terrace home offering excellent family accommodation. The double glazed property includes three bedrooms, lounge/dining room, kitchen and bathroom. One of the features is the beautifully stocked 110ft approximate rear garden.

## North Watford

£250,000



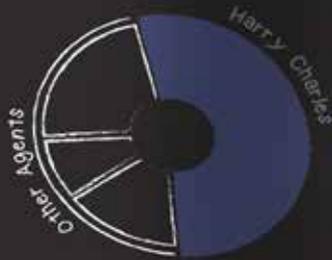
Harry Charles are delighted to offer for sale this well presented first floor flat. The property's benefits include double glazing, separate dining area, one large bedroom with walk in wardrobes and a modern fitted kitchen with breakfast bar. Situated within easy reach of local shops, schools, and bus routes, while for the commuter there is excellent access to the major road links, WATFORD JUNCTION STATION is close.



WHAT A YEAR SO FAR FOR  
HARRY CHARLES

NEW INSTRUCTIONS

SALES AGREED



NUMBER 1 INDEPENDENT  
ESTATE AGENT IN THE AREA



WIMBLEDON  
CHAMPIONSHIPS  
3rd-16th  
JULY 2017



Some things are just  
better together

Think Wimbledon and strawberries. Think  
Morecambe and Wise. Think you and us.

As one of the leading estate agents in your area, we  
have more market share and a background of success  
when it comes to selling homes. So let's get together  
and create the perfect match.

Contact us for a FREE  
MARKET VALUATION  
on your property today  
01923 731313



[harrycharles.co.uk](http://harrycharles.co.uk)