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group



## Gammons Lane, Watford, WD24 5HU

Guide Price £250,000

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- Ground floor Victorian-style maisonette
- No ground rent or service charge
- Spacious double bedroom with fitted wardrobes
- Fitted bathroom and separate WC
- Close to local shops, amenities, and local parks
- Long lease with 150 years remaining
- Private Garden with Patio area
- Gas central heating
- Energy Performance Certificate (EPC) Rating: D



Discover a charming, one-bedroom ground-floor Victorian maisonette located just moments from Callowland Recreation Ground and within easy reach of Watford Junction Station and local shops. This distinctive property combines period character with modern amenities and offers the comfort of a private outdoor space.

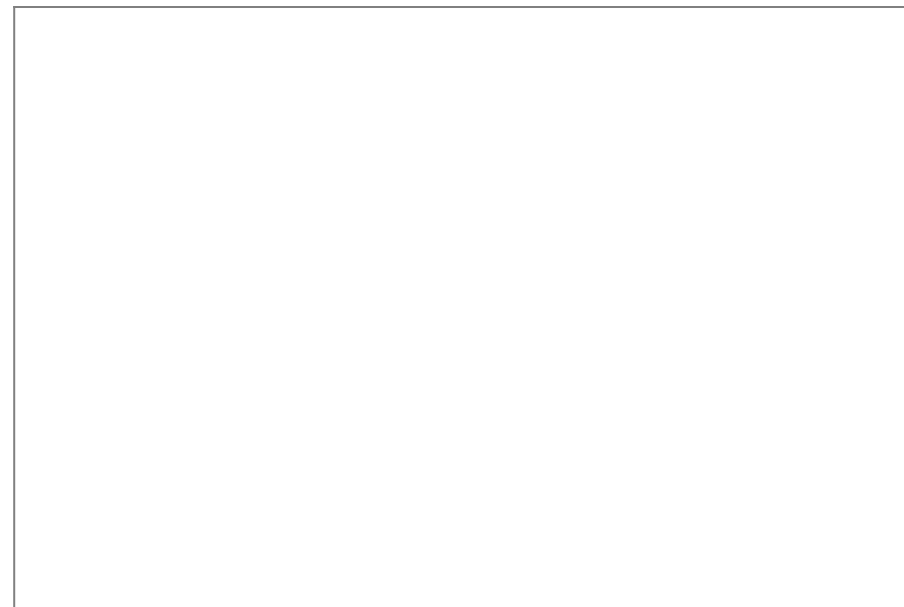








Total area: approx. 45.6 sq. metres (490.6 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE. The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using Planitup.



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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure