



**Gammons Lane, Watford  
WD24 5HU  
Asking price £250,000**

Coopers are delighted to welcome to the market this well presented first floor two bedroom maisonette located on Gammons Lane. This property is offered to the market in excellent condition and is the perfect first time purchase / investment. It consists of a spacious living room, a double bedroom and single bedroom, fitted kitchen and a family bathroom. The property also has a private rear garden with access to park a car. Further benefits to this superb home include gas central heating, on street permit parking, loft access and plenty of storage space.

Location is perfect with Watford Junction only 0.8 miles away, perfect for commuting. Local shops, schools, bus stops and all other amenities are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. This fantastic property is one not to be missed, call us today to secure your viewing!





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
Why energy efficient - lower running costs		75	Why environmentally friendly - lower CO <sub>2</sub> emissions		
(85 plus) A			(85 plus) A		
(81-84) B			(81-84) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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