



**Gammons Lane
Watford, WD24 5JD
£220,000**

Coopers are delighted to offer to the market, a spacious well presented ground floor maisonette. The property is located in the popular North Watford area. The accommodation comprises of: a large double bedroom, lounge with under-stairs storage, kitchen/breakfast room and a modern bathroom. Other benefits include off street parking and direct access to a shared rear garden. Early viewings are highly recommended.

- Ground Floor
- Private Parking
- Walking Distance To Watford Junction Station
- Shared Garden
- Newly Refurbished Bathroom
- Long Lease Remaining
- CHAIN FREE





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	76	76	(69-80) C
(55-68) D			(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

