



**Gammons Lane
Watford, WD24 5JD
Asking price £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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	76	76	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	73	73
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		