



**Leavesden Road
Watford, WD24 5ED
Asking price £340,000**

This well presented two bedroom mid terrace cottage is just a few minutes walk from Watford Junction Station and local amenities. The accommodation to the ground floor includes a spacious living/dining room, a modern fitted kitchen with a downstairs family bathroom,. Upstairs, you'll find two well-proportioned bedrooms. The property benefits gas central heating, fully double glazed and a low maintenance garden. Chain Free!
Call to arrange your viewing today!

- No Upper Chain
- Two Double Bedrooms
- End Of Terrace
- Ideal for Investors or First Time Buyers
- Walking Distance To Watford Junction
- Permit Parking
- Gas Central Heating





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