



**Gammons Lane
Watford, WD24 5JD
£205,000**

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
- Modern Bathroom
- Long Lease Remaining
- CHAIN FREE



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	76	73	73
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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