

# HARRY CHARLES

Property Specialists



Gammons Lane, Watford, WD24 6BT

**Price £270,000**



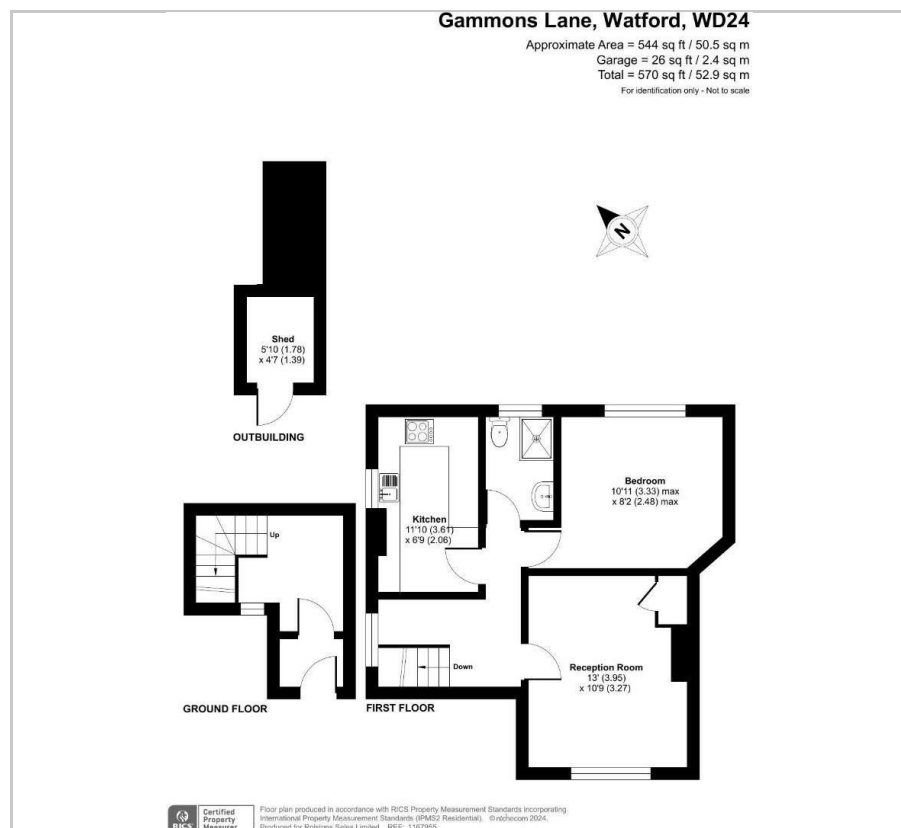
**\*\* FIRST FLOOR MAISONETTE - DRIVEWAY OFF ROAD PARKING - OWN REAR GARDEN - LOUNGE/DINER - SEPARATE KITCHEN - DOUBLE BEDROOM - WET ROOM - ENTRANCE PORCH & HALLWAY - LOW SERVICE CHARGES - COUNCIL TAX BAND B \*\*** We are delighted to offer for sale this well proportioned one bedroom first floor maisonette situated on this popular North Watford Road. The property benefits from a driveway to the front providing off road parking for 2 vehicles and it also has its own garden to the rear. Internally there is an entrance porch with hallway rising to the first floor landing. There is a lounge/diner to the front with separate kitchen, double bedroom and wet room located to the rear. An internal viewing is required to appreciate the numerous benefits on offer so we would ask that you contact us without further delay to arrange an early appointment to view.

- First Floor Maisonette
- Low Service Charges
- Separate Kitchen
- Wet Room
- 103 Years Lease Remaining
- Own Rear Garden
- Lounge/Diner
- Double Bedroom
- Council Tax Band B
- Driveway To Front





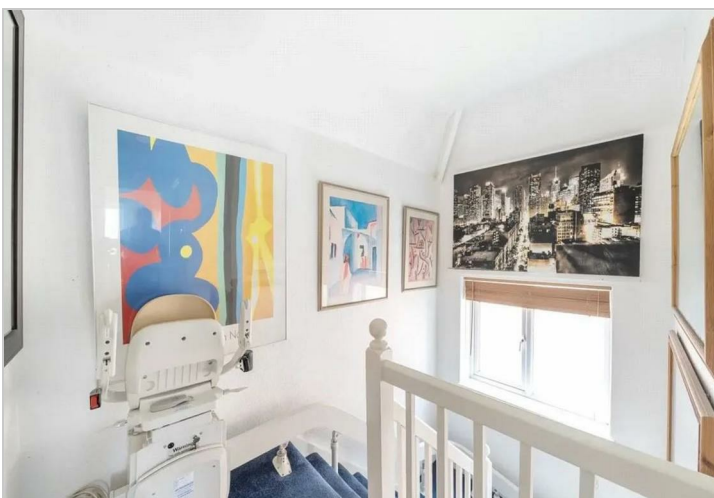
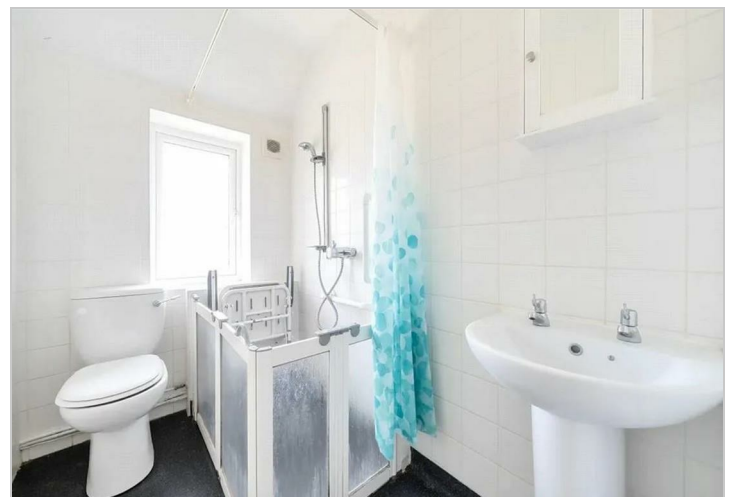
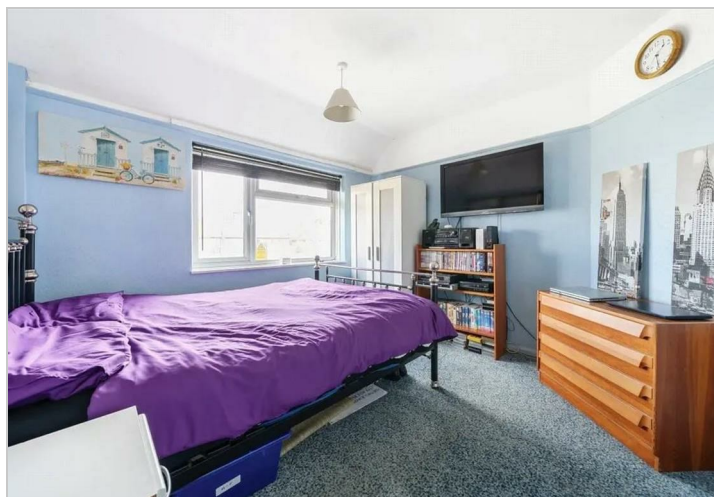
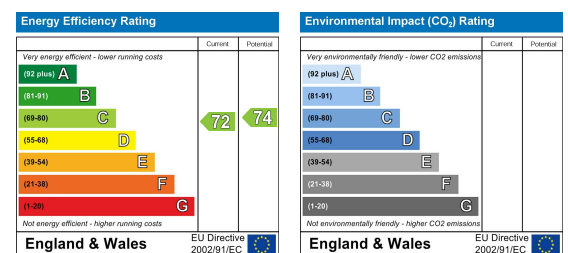
## Floor Plan



## Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.