



**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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		(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 	

