



**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	
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			
	76	76	
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			
			73
			73
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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