



**Leavesden Road
Watford, WD24 5EH
Asking price £150,000**

Coopers are pleased to offer this well-presented, split-level one-bedroom maisonette, conveniently situated within a short walk of Watford Junction Station, making it an ideal location for commuters.

The accommodation is arranged over two floors, the ground floor comprises a double bedroom and living room, whilst the kitchen and bathroom are located on the lower-ground floor, while The property also benefits from its own private garden, accessed via a side gate.

Offered to the market chain free with a long lease, this property would make an ideal first-time purchase or investment. Please contact us today to arrange a viewing.

- Chain Free
- Split Level
- Private Garden
- Close To Station
- Private Entrance
- Low Service Charge and Ground Rent
- Long Lease





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	
	71		78
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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