

INTRODUCING

Gammons Lane, Watford WD24 6BY

3 Bedroom House - End Terrace to let

£1,750 Per month



3 Bedrooms/1 Bathrooms EPC Rating: D

- Spacious End Of Terrace Property
- Large Rear Garden & Front Garden
- Lounge & Kitchen/Diner
- Sun Room & further utility room
- Council Tax Band C
- Off-Road Parking
- Three Bedrooms
- 1st Floor Shower Room & Downstairs WC
- Well Located for Commuters
- Available Now

Harry Charles Estate Agents are delighted to present this spacious and well-proportioned three bedroom end of terrace home, ideally situated on the popular Gammons Lane.

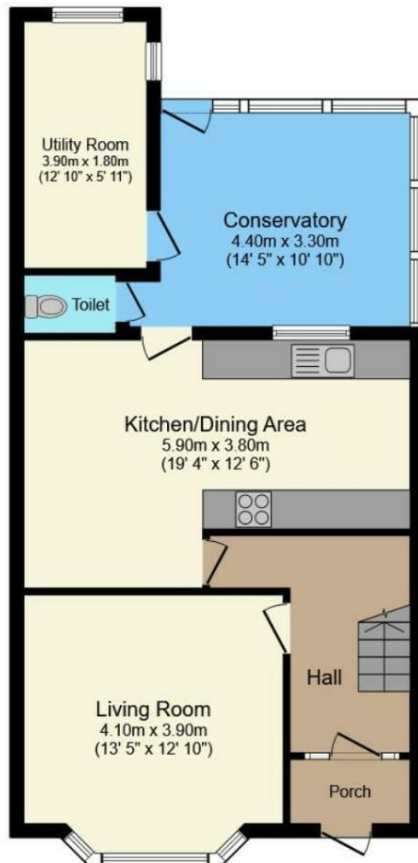
Set at the end of a quiet close, the property offers a peaceful residential setting while remaining conveniently close to a wide range of local amenities. The home features generous living space throughout, along with a large rear garden, a front garden, and off-road parking. The landlords are open to carpeting the bedrooms upstairs upon tenant request.

Early viewing is highly recommended to fully appreciate what this property has to offer. Please enquire today to avoid disappointment.









**Ground Floor**



**First Floor**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>60</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |