

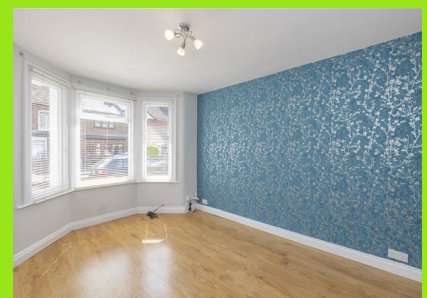


## Acme Road Watford, Hertfordshire WD24 5AH £425,000

We at Coopers are pleased to bring to the market this beautifully presented two bedroom Victorian Terrace. located in North Watford, Acme Road is just a short distance from Watford Junction station, Watford town centre and Callowland Recreation Ground as well as all the shops and restaurants St Albans Road has too offer.

To the ground floor you will find two large reception rooms and a fully fitted kitchen. On the first floor there are two good sized double bedrooms and family bathroom all off the landing. Externally, there is a lovingly maintained rear garden with a patio area and a shed. Please contact us today to arrange a viewing! This property is not one to be missed!

- Chain Free
- Gas Central Heating
- EPC C
- Permit Parking
- Two Double Bedrooms
- Two Reception Rooms
- Entrance Hallway
- Bathroom Off The Landing
- Loft Access





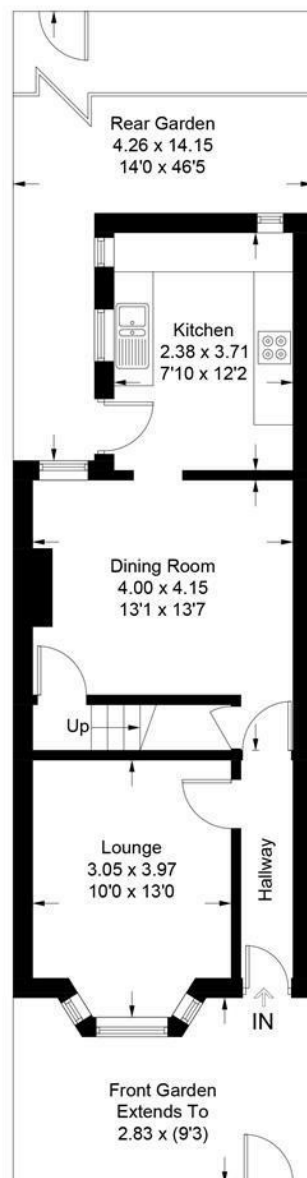
| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |                                                | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |                         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |                         |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |                         |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |                         |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |                         |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |                         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |                                                | <b>England &amp; Wales</b>                                      |
|                                             |                         |                                                | EU Directive 2002/91/EC                                         |



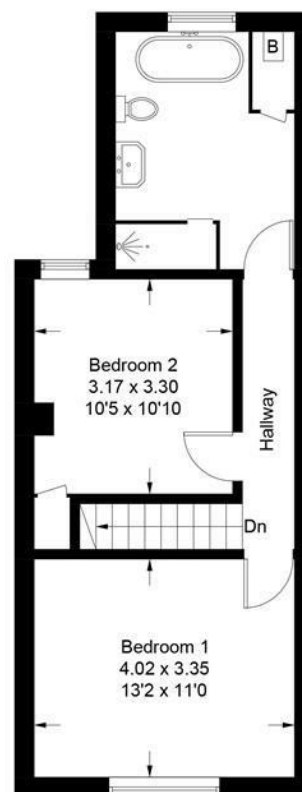




Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Floor plan produced by Inventories & Property Services Ltd © 2025 (ID1189711)