



**Bedford Street  
Watford, Hertfordshire WD24 5DT  
Asking price £375,000**

This beautifully presented two-bedroom mid-terrace cottage is ideally located just a few minutes' walk from Watford Junction Station and a range of local amenities. The ground floor offers a spacious open-plan living and dining area, a generously sized kitchen, and a modern bathroom. Upstairs, you'll find two well-proportioned bedrooms. The property features a newly refurbished kitchen and bathroom, gas central heating, and a low-maintenance rear garden that also includes a sound-proofed outbuilding—perfect for use as a studio or home office. Contact us today to arrange a viewing!

- Beautifully presented two-bedroom mid-terrace cottage
- Sound-proofed outbuilding—ideal as a studio, workspace, or hobby room
- Modern ground-floor bathroom
- Low-maintenance rear garden
- Just a few minutes' walk from Watford Junction Station and local amenities



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