



## Tucker Street Watford, WD18 0AU Asking price £465,000

Coopers are proud to present this charming two-bedroom mid-terrace home, ideally situated on the highly sought-after Tucker Street in the heart of Central Watford. Beautifully presented throughout, the property effortlessly blends character features with contemporary modern touches, making it an ideal purchase for first-time buyers, young families, or commuters alike.

The ground floor comprises two spacious reception rooms, offering versatile living and dining areas perfect for both relaxing and entertaining. To the rear, the modern fitted kitchen provides ample storage, integrated appliances, and direct access to the garden. A stylish family bathroom is also conveniently located on the ground floor and features a bathtub with overhead shower.

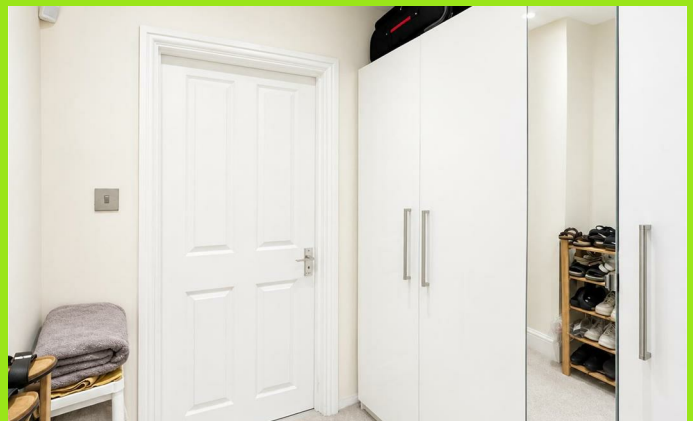
Upstairs, the property boasts two generously sized double bedrooms, both tastefully decorated and flooded with natural light. The principal bedroom leading to a walk in wardrobe and access to the en-suite.

Externally, the rear garden has been designed for low maintenance, featuring a combination of artificial grass and decking as well as rear access. Permit parking is available on-street.

Conveniently located within easy reach of Watford High Street, Bushey Station and Watford Junction Station, the home enjoys excellent transport connections alongside a wide selection of shops, restaurants, and highly regarded schools, including the prestigious Watford Grammar Schools. Call us today to arrange a viewing!

- Two Double Bedrooms
- Two Bathrooms
- Refurbished Throughout
- 0.4 Mile Walk to Watford High Street Station
- 0.7 Mile Walk to Bushey Station
- Walk in Wardrobe & En-Suite





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