



Judge Street, Watford

In Excess of £400,000

proffitt
& holt





Judge Street

Watford

A charming two-bedroom mid-terrace cottage ideally situated within easy reach of Watford Junction Station, local shops and a wide range of amenities, making it an excellent choice for first-time buyers, commuters and investors alike.

This delightful home offers well-proportioned accommodation throughout, comprising a welcoming lounge, a separate dining room and a modern fitted kitchen to the ground floor. On the first floor, there are two generous double bedrooms and a spacious family bathroom/dressing area which includes ample built-in wardrobes.

Retaining much of its cottage charm while offering practical modern living, the property provides bright and comfortable accommodation ready to move into, with scope for a purchaser to personalise over time if desired.

Conveniently positioned just moments from Watford Junction Station, offering fast and direct rail services into London Euston, the property also benefits from easy access to Watford town centre, highly regarded local schools, parks and excellent transport links, including the M1, M25 and A41.

This attractive home presents a fantastic opportunity to acquire a character property in a highly convenient location.





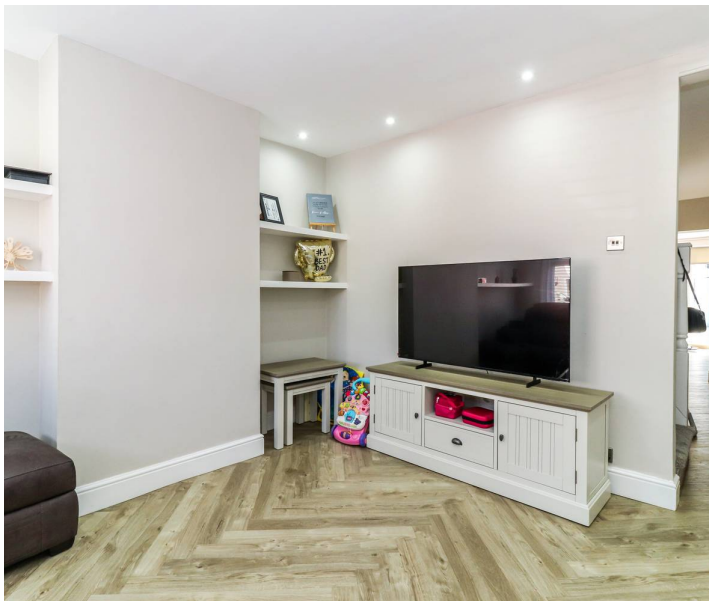
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This property is ideally situated in Watford, offering close proximity to the town centre and Watford Junction mainline station. The location provides easy access to a range of amenities, including the Harlequin Shopping Centre, which features a variety of retail options, dining establishments, and a cinema. Watford Junction is just a short distance away, offering convenient train services to London Euston and other key destinations. The area also benefits from good local schools, parks, and other recreational facilities, making it a practical choice for both professionals and families.

- Character Cottage
- Two Double Bedroom
- Two Reception Rooms
- Modern Fitted Kitchen
- First Floor Bathroom
- Enclosed Paved Rear Garden
- Close to Watford Junction Mainline Station
- Walking Distance to Local Shops And Amenities
- On Road Permit Parking
- Ideal First Time Purchase Or Investment





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: C

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

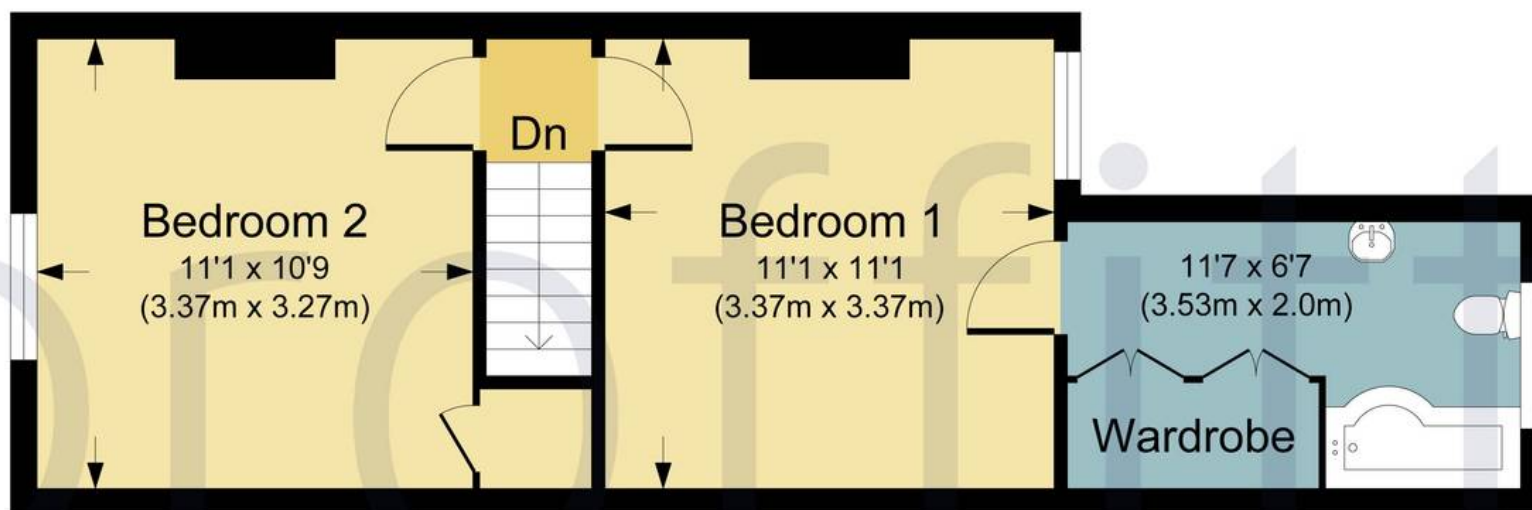
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

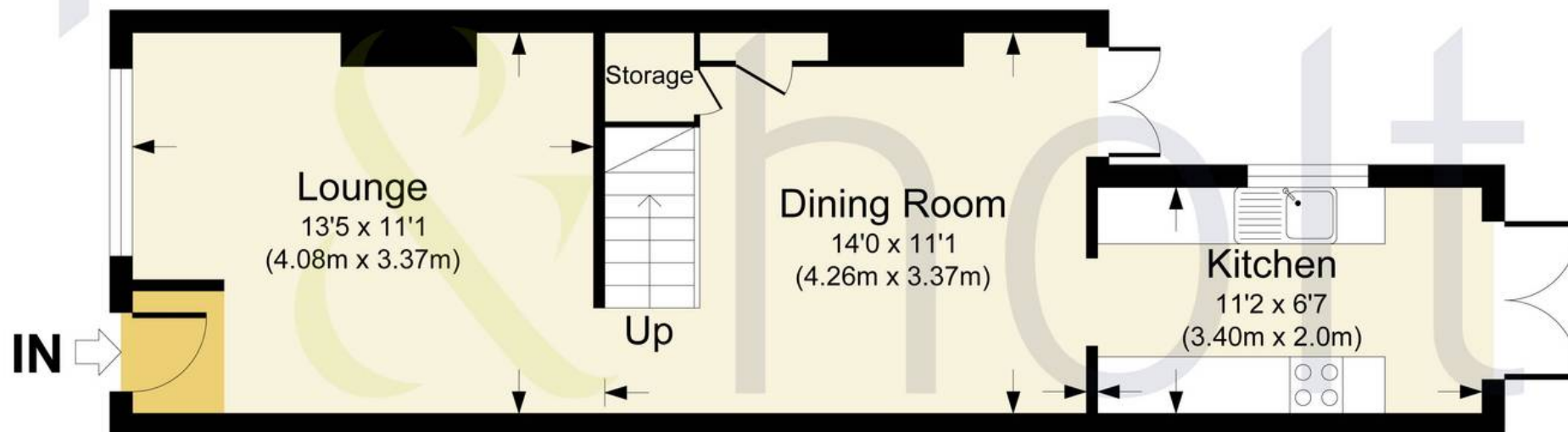
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



Ground Floor

JUDGE STREET, WD24

APPROX. GROSS INTERNAL FLOOR AREA 733.66 SQ FT / 68.16 SQ M.

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

