



Connells

Bedford Street  
Watford



## Property Description

Connells are delighted to bring this well-presented end-terraced railway cottage to the market that is situated within a sought-after location in North Watford, only a five-minute walk from Watford Junction Station.

The property is well-presented throughout and comprises of two reception rooms, a well-appointed fitted kitchen, two well-proportioned bedrooms and a bespoke shower room suite. Benefits include a landscaped rear garden, an outhouse with electrics, an additional storage shed as well as on-street permitted parking.

An ideal home for first-time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction Station with easy access to London Euston. Watford Town Centre is only a short walk away providing numerous shops, amenities, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

## Entrance

Front door into reception room,

## Reception Room

11' 10" + Door Recess x 11' 6" MAX ( 3.61m + Door Recess x 3.51m MAX )

Window to front aspect, television point, telephone point, radiator, built in storage.

## Dining Room

11' 10" MAX x 8' 9" MAX ( 3.61m MAX x 2.67m MAX )

Patio door to rear garden, built in storage, radiator, stairs to first floor landing.

## Kitchen

9' MAX x 5' 11" MAX ( 2.74m MAX x 1.80m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, two windows to side aspect, sink with drainer, gas hob with extractor hood, electric oven, plumbing for dishwasher, space for fridge/freezer.

## Hall

Cupboard housing plumbing for washing machine, combination boiler, door to rear garden.

## Shower room

Window to rear aspect, walk in double shower, WC, vanity wash hand basin, heated towel rail.

## First Floor Landing

## Bedroom One

11' 9" MAX x 11' 8" + Wardrobes ( 3.58m MAX x 3.56m + Wardrobes )

Windows to front and side aspect, fitted wardrobes, radiator.

## Bedroom Two

8' 10" MAX x 8' 5" + Cupboard ( 2.69m MAX x 2.57m + Cupboard )

Window to rear aspect, radiator, storage cupboard, loft access.

## Outside

## Rear Garden

Paved pathway, laid lawn, stairs rising to decking area, shed, outhouse with electrics, side access.

## Outhouse & Storage Shed

Storage unit with power, insulation and wifi and further storage shed.

## Parking

On street permitted parking.









Total floor area 56.8 m<sup>2</sup> (611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314810](http://connells.co.uk/Property/WTF314810)**



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