



**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





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