



APPROXIMATE GROSS INTERNAL FLOOR AREA 69.77 SQ M / 750 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.  
 (c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





This well presented two double bedroom, mid terrace, period cottage is located in the quiet cul-de-sac of Bedford Street. The ground floor accommodation consists of a large, open plan kitchen/reception room, a bathroom and access to the basement which is currently used a reception room. The first floor offers, two double bedrooms off the landing. In addition, to the rear there is a secluded garden with rear gated access, plus the property is eligible for permit parking. The property is a very short walk to Watford Junction station with fast trains reaching Euston in 15 minutes. Early viewing is recommended.

Council Band C £1,897.32

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Front Garden

Enclosed by a low wall, paved with space for a bike shed or storage.

### Porch

Tiled flooring, space for shoes and coats, ceiling light.

### Open Plan Kitchen/Reception Room

3.65m x 6.78m (12' 0" x 22' 3")

Reception Room:-

Wood effect flooring, gas fire place with decorative mantle, ceiling light, radiator, hidden staircase to basement/reception room and window to front aspect.

Kitchen:-

Wood effect flooring, range of grey base and wall level units, worktop space, breakfast bar, integrated gas hob with oven and extractor hood, dishwasher, space for fridge/freezer, radiator, ceiling light and window to rear aspect.

### Rear Lobby

Tiled flooring, storage cupboard with plumbing for washing machine, ceiling light, door to rear garden.

### Basement/Reception Room

3.43m x 3.65m (11' 3" x 12' 0") Carpeted, radiator, ceiling, spotlights, window to front aspect.

### Bathroom

Tiled flooring, fully tiled walls, hand wash basin, panel bath with overhead electric shower, low level W/C, heated towel rail, well maintained, wall mounted Vailant combi boiler, ceiling light.

### Carpeted Stairway to Landing

Landing with spotlights, radiator and access to loft space via ladder.

### Bedroom One

3.51m x 3.59m (11' 6" x 11' 9") Carpeted, radiator, ceiling light, window to front aspect.

### Bedroom Two

8.5m x 10.0m (27' 11" x 32' 10") Carpeted, radiator, spot lights, window to rear aspect.

### Rear Garden

Mainly laid to lawn, patio area to rear, storage sheds, rear gated access.