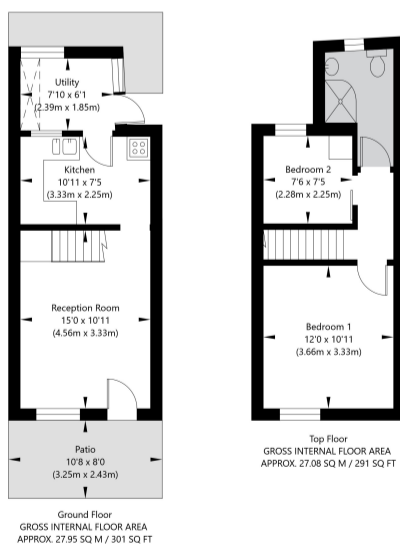




Bedford St, Watford, WD24 5DT



APPROXIMATE GROSS INTERNAL FLOOR AREA 55.03 SQ M / 592 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC



This pretty two bedroom, mid terrace, railway cottage is tucked away in a quiet cul-de-sac location, just a few minutes walk to the town centre, local amenities and Watford Junction Station, with a mainline trains reaching Euston in under 20 minutes. To the ground floor there is a spacious reception room, a good sized kitchen and utility room, the first floor offers a large double bedroom, a further single bedroom and bathroom all off the landing. The property has potential for some internal improvements which will add value.

Council Tax Band C £1897.32

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

3.25m x 2.43m (10' 8" x 8' 0") There is a small paved area to the front of the property, ideal to sit out and enjoy summer weather.

### Reception Room

4.56m x 3.33m (15' 0" x 10' 11") Laminate wood effect flooring, window to front aspect, wall mounted electric fire, radiator and wall lights.

### Kitchen

3.33m x 2.25m (10' 11" x 7' 5") Laminate wood effect flooring, part tiled walls, range of wall and base units, sink / drainer, space for fridge freezer and oven, ceiling light, radiator and window to rear aspect.

Door to utility space.

### Utility Room

2.39m x 1.85m (7' 10" x 6' 1") Vinyl flooring, room for washing machine and dishwasher, ceiling light. Door leading out which gives pedestrian access to the rear walkway, shared with the next door neighbour.

### Landing

Open tread staircase to landing which is carpeted with ceiling lights and access to attic space.

### Bedroom One

3.66m x 3.33m (12' 0" x 10' 11") Spacious double bedroom, carpeted, radiator, ceiling light and window to front aspect.

### Bedroom Two

2.28m x 2.25m (7' 6" x 7' 5") Wood flooring, radiator, ceiling light, window to rear aspect. Built in storage cupboard containing combi boiler approx 5 years old.

### Bathroom

Vinyl flooring, part tiled walls, corner bath with mixer tap and electric power shower, hand wash basin, low level WC, window to rear aspect, radiator and ceiling light.