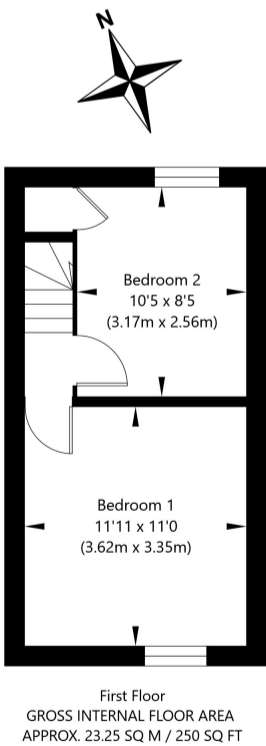
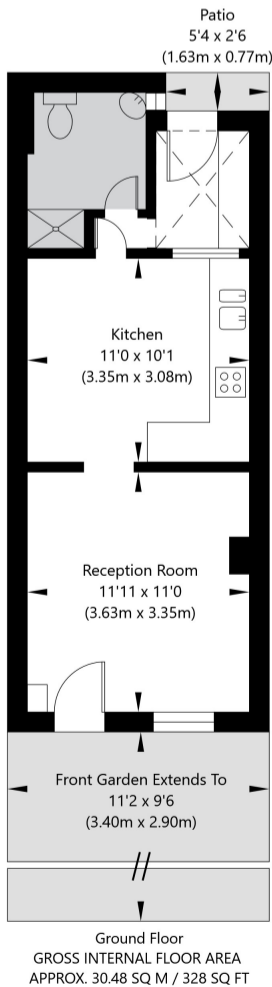




Bedford Cottages, Bedford Street, Watford, WD24 5DU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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

APPROXIMATE GROSS INTERNAL FLOOR AREA 53.73 SQ M / 578 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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**\*\* CHAIN FREE \*\*** This two bedroom, end of terrace railway cottage is tucked away in a quiet cul-de-sac location, just a few minutes walk from Watford Junction Station with a mainline trains reaching Euston in under 20 minutes. The property consists of a good sized reception room, a fitted kitchen, downstairs shower room plus a small utility area and rear patio, the first floor offers two bedrooms. This property is in need of refurbishment throughout which will add value. Early viewing is recommended.

Council Tax Band C £2,083.01

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**

3.40m x 2.90m (11' 2" x 9' 6") There is a small paved area to the front of the property, ideal to sit out and enjoy summer weather.

**Reception Room**

3.63m x 3.35m (11' 11" x 11' 0") Laminate flooring, ceiling light, radiator, window to front aspect.

**Kitchen**

3.35m x 3.08m (11' 0" x 10' 1") Tile effect flooring, range of wall and base level units, sink/drainер, oven/hob, fridge freezer, ceiling light, radiator, window to rear aspect. Door to shower room and door to utility area.

**Shower Room**

2.40m x 1.74m (7' 10" x 5' 9") Tiled floor and walls, low level WC, hand wash basin, walk in shower , radiator, ceiling light and window to the side aspect.

**Utility Area**

1.63m x 0.77m (5' 4" x 2' 6") Tiled floor, plumbing for washing machine, ceiling light, and door to rear patio.

**Bedroom One**

3.62m x 3.35m (11' 11" x 11' 0") Carpeted, ceiling light, radiator, window to rear aspect.

**Bedroom Two**

3.17m x 2.56m (10' 5" x 8' 5") Carpeted, ceiling light, radiator, window to rear aspect, cupboard with hot water cylinder.