



**Bedford Street  
Watford, Hertfordshire WD24 5DT  
£390,000**

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



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