

GUIDE PRICE

£610,000

Byewaters

Watford, WD18 8WH

PROPERTY SUMMARY

Spacious four bedroom townhouse with flexible accommodation arranged over three floors. Ground floor accommodation includes; porch leading to the entrance hall, spacious kitchen/diner, WC and integral garage. On the first floor there is a spacious lounge with twin aspect overlooking the front and canal views beyond, family bathroom, bedroom 3 and 4. The second floor provides a very spacious master bedroom with en-suite shower room, generous bedroom 2 and family bathroom. Outside, the property over looks a communal area of lawn and trees with views of the canal beyond. There is off street parking for two cars leading to the integral garage and to the rear is an enclosed garden with gated access to side. The Byewaters is an Idyllic location, close to Croxley Met station and good schools.

4



2



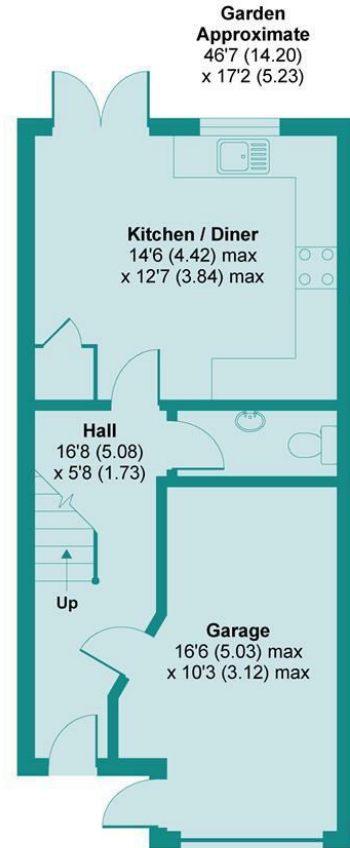
2



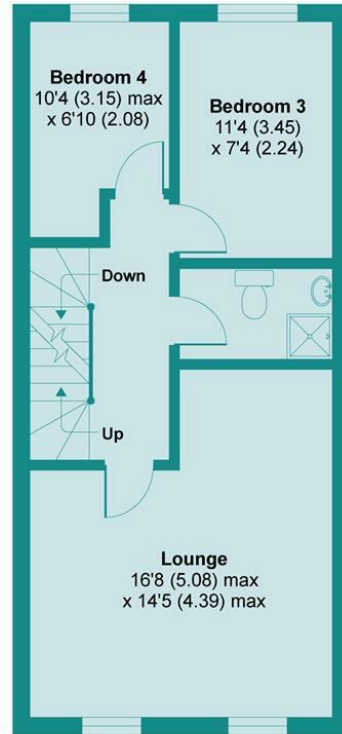


Byewaters, Watford, WD18 8WH

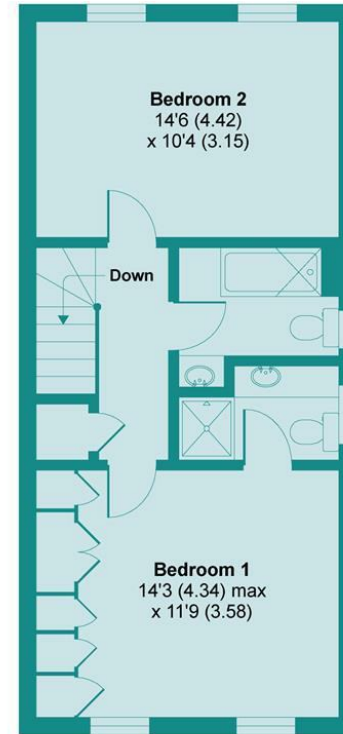
APPROX. GROSS INTERNAL FLOOR AREA 1415 SQ FT 131.4 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for James Estate Agents REF : 533657

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

OFFICE DETAILS
01923 710500
info@jamesestateagents.com
<https://www.jamesestateagents.com>