

GUIDE PRICE

**£418,950**

**Evensyde**

Byewaters, WD18 8WN

## PROPERTY SUMMARY

NO UPPER CHAIN. Modern two bed terrace house situated on the popular Byewaters development. The property is in need of decoration and updating and priced accordingly. It's idyllic setting gives easy access to canal side walks, Croxley Moors, Croxley Met station, local shops and Morrisons supermarket. The accommodation includes fitted kitchen, lounge/diner, conservatory, a downstairs toilet and two double bedrooms both with en-suite bathrooms. In addition there is one allocated parking space and a secluded rear garden. Service charge payable £184.00 per annum, (communal gardens, lighting and road maintenance).

2



2



1

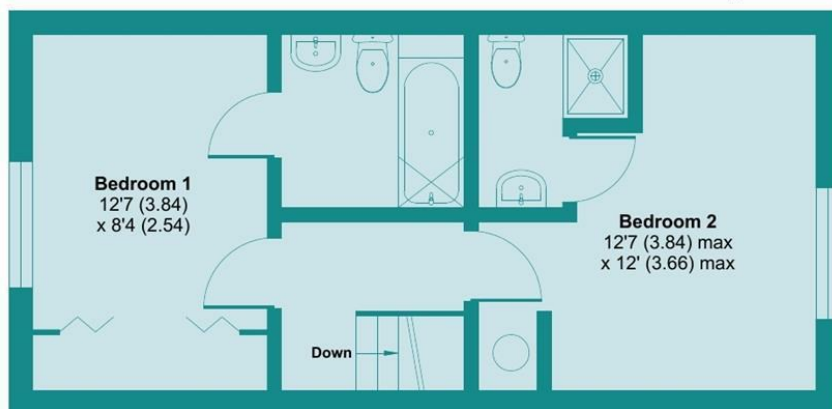




# Evensyde, Watford, WD18 8WN

Approximate Area = 781 sq ft / 72.5 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1080049

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(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>