

Byewaters, Croxley Green, Hertfordshire, WD18 8WJ



£699,950 Freehold
3/4 Bedroom Detached House

We are delighted to present this THREE/FOUR BEDROOM DETACHED HOUSE located in this sought after estate.

- LARGE LIVING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- STUDY/BEDROOM FOUR
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS TO THE FIRST FLOOR
- EN-SUITE TO BEDROOM ONE
- MODERN FAMILY BATHROOM
- GARDEN
- DRIVEWAY
- POTENTIAL TO EXTEND INTO LOFT (STPP)

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The ground floor comprises of a welcoming entrance hall which leads into the living room. From here there is access into the open plan kitchen/dining room. To the rear is a bright conservatory that benefits from doors that open out to the rear garden. There is a large study, which could be used as bedroom four, and a downstairs cloakroom completes this floor.

There are three good-sized bedrooms to the first floor. Bedroom one benefits from an en-suite shower room. The family bathroom is a modern three-piece suite which has been recently renovated.

To the rear is the garden, which is made up of a combination of lawn and patio. To the side of the property is a large communal garden. To the front is a driveway with space for several vehicles.

The property is close to Croxley Green Metropolitan Line station which can be reached via a shortcut over a nearby footbridge. The M25, M1 and A41 are easily accessible whilst Watford and Rickmansworth Town Centres are nearby. There are also leisure facilities and choice of schooling in close proximity.

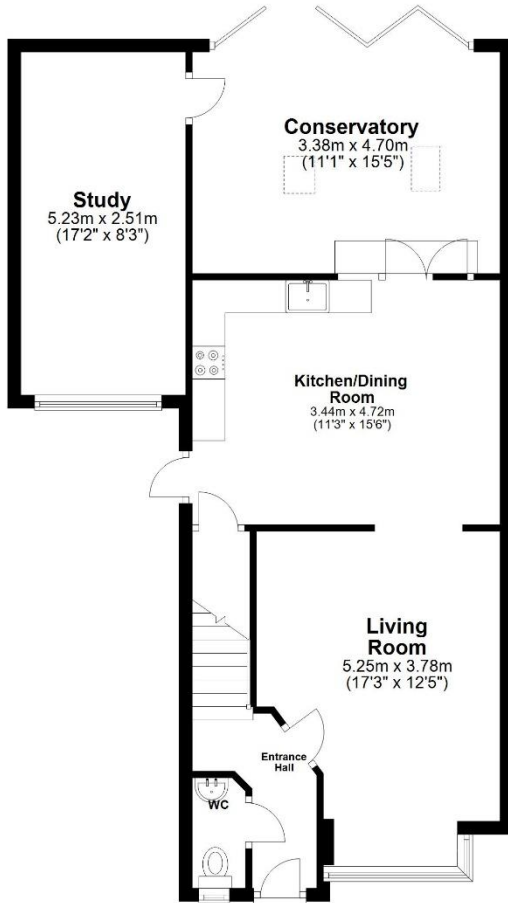
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3146.36 (2024-2025)
- Approx. Floor Area: 1172.3 Sq ft / 108.9 Sqm
- Nearest Station: 0.4 miles Croxley Station – Metropolitan Line



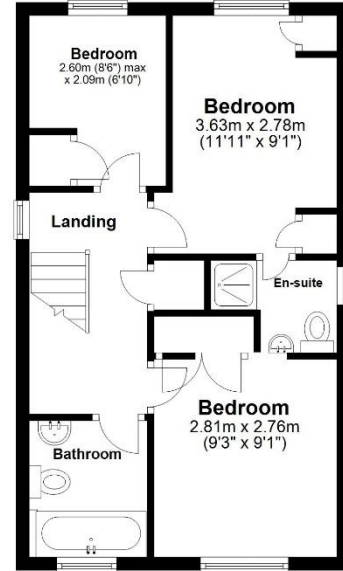
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Ground Floor
Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

