

Moor Lane Crossing, Watford, Hertfordshire, WD18 9QN



**£350,000 Leasehold**  
**2 Double Bedroom Ground Floor Maisonette**

We are delighted to bring to the market this beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE.

- LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- PRIVATE GARDEN
- UTILITY SHED
- RESIDENTS PARKING
- QUIET LOCATION



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The property opens into a spacious living/dining room, a modern fitted kitchen with ample storage and Rangemaster oven and hob. There are two double bedrooms, with double doors in bedroom one leading to the garden and there is also a modern shower room. An inner hall provides a convenient study area.

The private garden is low maintenance, with stone paving and decking, wooden flower boxes and access to a convenient utility shed. There is residents parking available on a first come, first serve basis.

The property is a few steps away from Ebury Way which is a 30-minute walk to Rickmansworth Town Centre, and access to Croxley Moor, River Gade and the Grand Union Canal. Perfectly situated in a quiet location, just a ten-minute walk from Croxley Station or a 5-minute drive to Moor Park Station. The property is also only a mile from Croxley Green and its local amenities.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £2029.77 (2025-2026)
- Approx. Floor Area: 610 Sq ft / 56.7 Sqm
- Lease Remaining: Approx. 85 years, being extended to 175 years
- Annual Ground Rent and Review: Currently £70.00 per annum, reducing to peppercorn after lease extension
- Nearest Station: 0.6 miles Croxley Station – Metropolitan Line





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Approximate Gross Internal Area = 53.1 sq m / 571 sq ft  
 Utility = 3.6 sq m / 39 sq ft  
 Total = 56.7 sq m / 610 sq ft

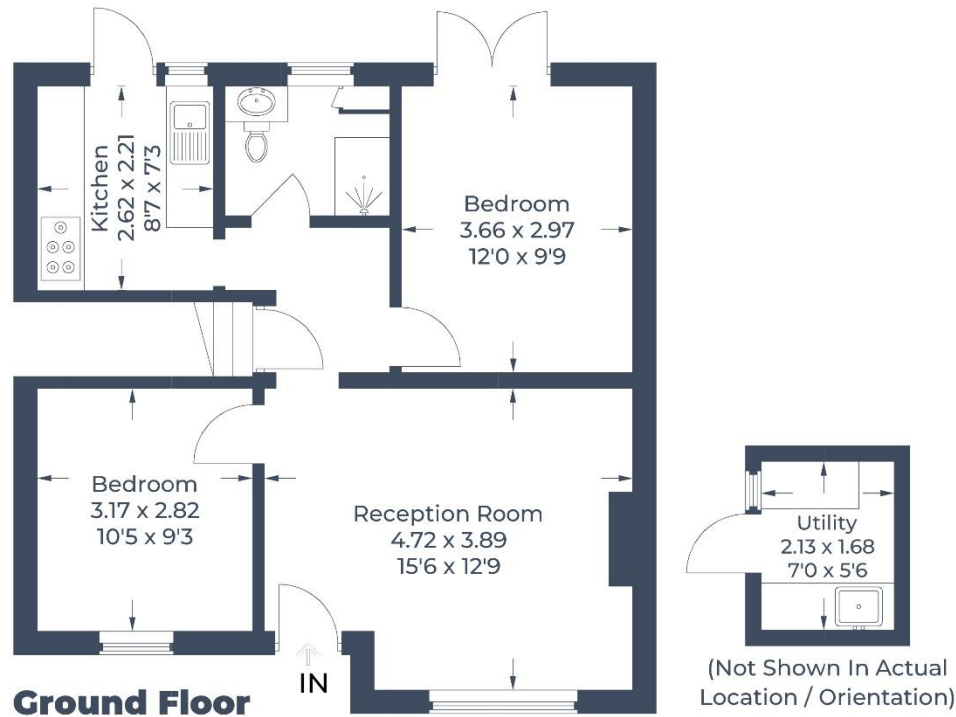


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**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		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

