



Byewaters, Watford, WD18 8WJ

Offers in excess of £680,000 Freehold







# The property

Nestled within the sought-after Byewaters location, this beautifully presented three-bedroom detached home offers the perfect setting for family living.

Upon entering, you are welcomed into a warm and inviting hallway, with a convenient downstairs W/C located to the right. The bright and airy living room is filled with an abundance of natural light and flows effortlessly into the dining room through a charming archway, creating a wonderful space for both relaxing and entertaining.

Just off the dining room is a versatile playroom or study, which also provides access to the side of the property. Continuing through, the kitchen is a real highlight of the home. Modern and stylish, it features fully integrated appliances, skylights and double glazed doors opening onto the garden, flooding the space with natural light. There is ample room for dining, complemented by a convenient breakfast bar, making this a perfect hub for family life.

Upstairs, the principal bedroom is well-lit and beautifully presented, benefiting from built-in overbed storage and a fully tiled en-suite shower room. A further double bedroom features built-in wardrobes, while the third bedroom enjoys pleasant views over the rear garden. A modern family bathroom completes the first floor.

Externally, the rear garden is accessed via double doors and offers a patio area ideal for outdoor dining, alongside a well-maintained lawn and bordered flower beds. Side access leads to the front of the property, where you will find driveway parking and a garage.

This wonderful family home combines space, light and a highly desirable location, further enhanced by peaceful canal-side views and Croxley Green Common Moor just a short walk away, making it a lifestyle opportunity not to be missed.







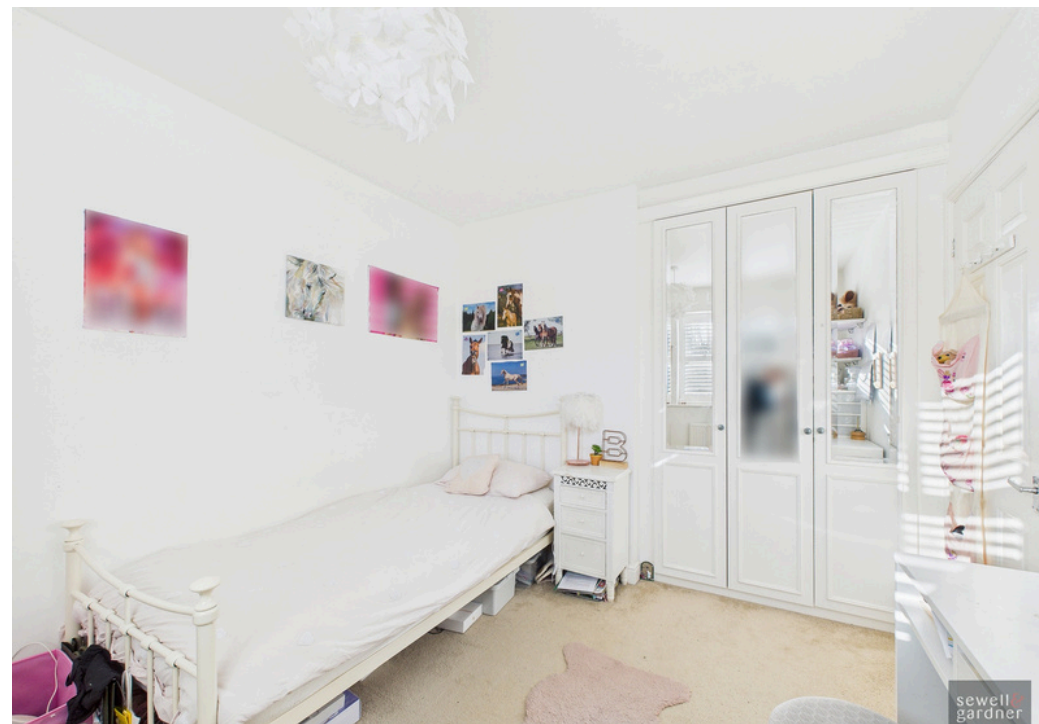






# Key Features

- Three-bedroom detached home
- Sought-after Byewaters location
- Versatile playroom/study with side access
- Separate dining room
- Beautifully-presented throughout
- Driveway parking & garage
- Beautiful canal walks on your doorstep
- Croxley Common Moor just a short walk away









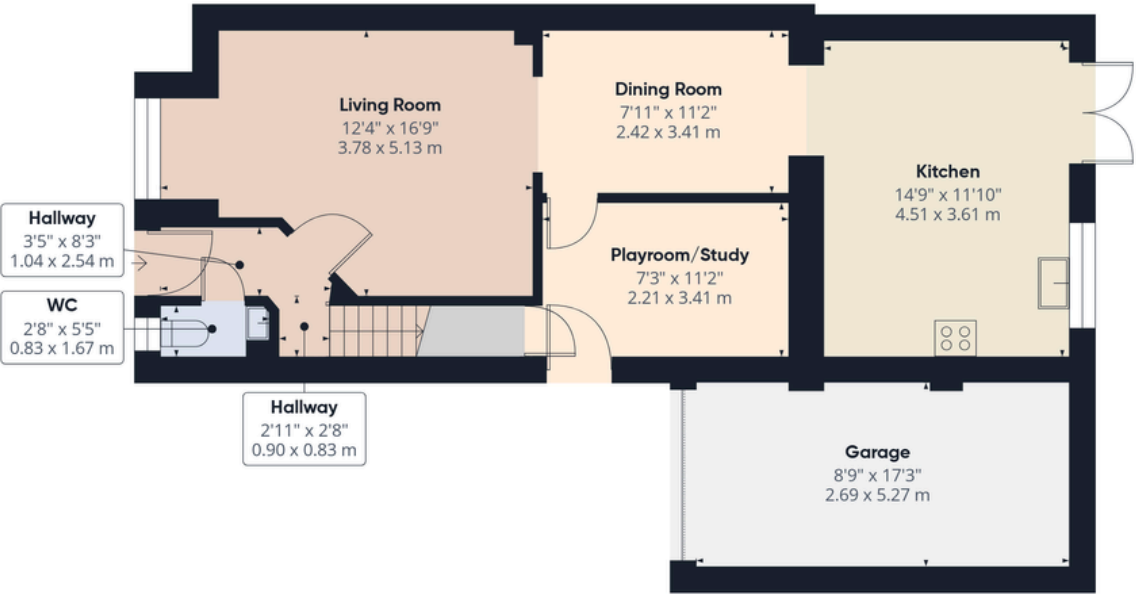




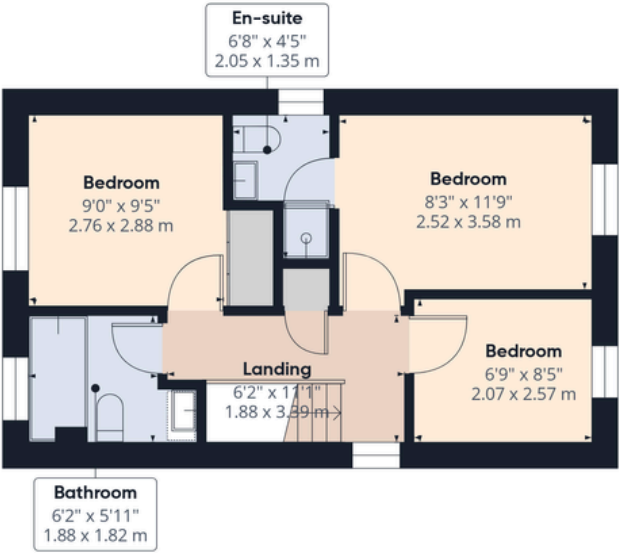




# Floorplan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1117 ft<sup>2</sup>  
103.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







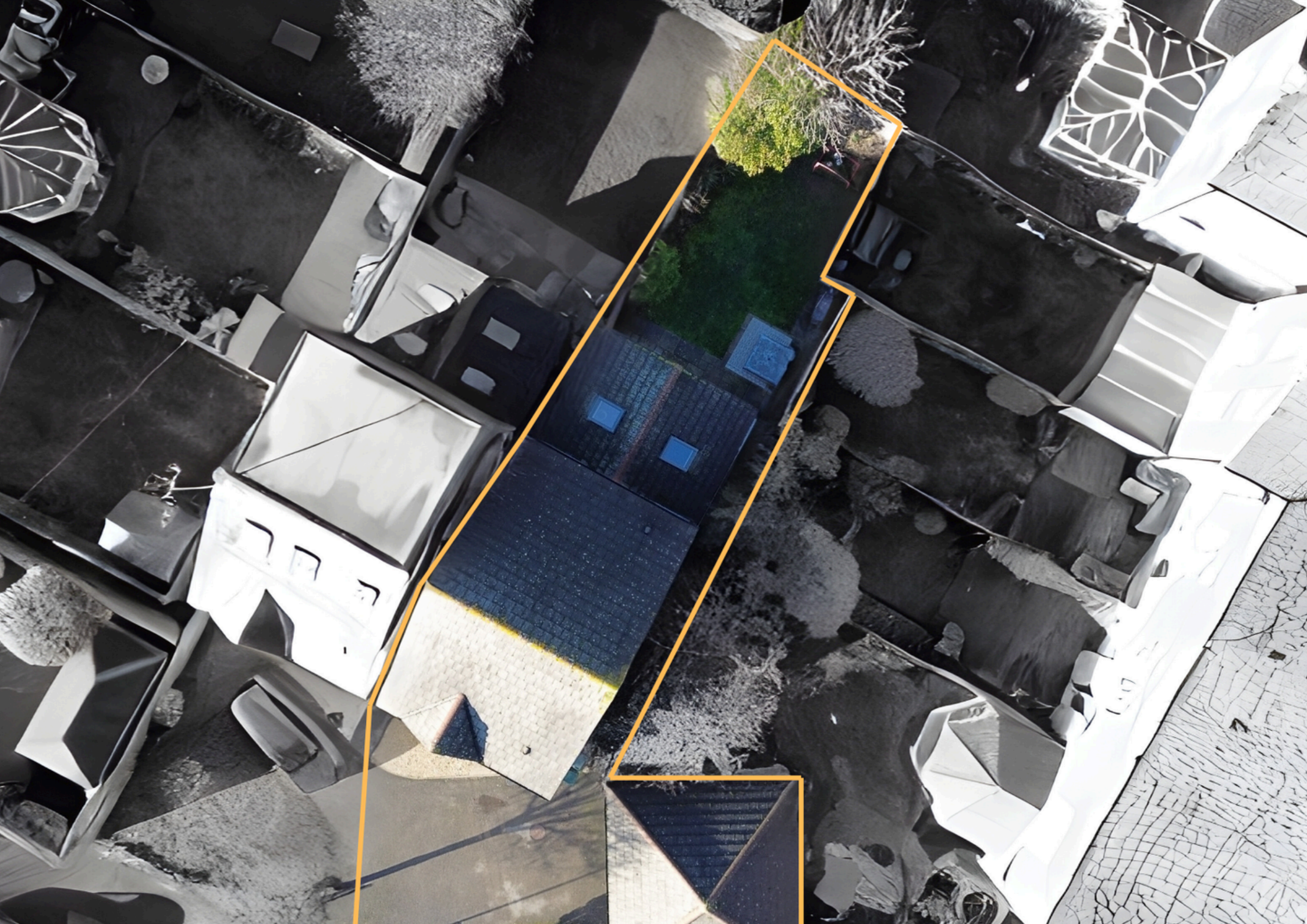
Byewaters



# Boundary













# Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London, combined with plenty of green space, Watford offers the best of both worlds. Watford Town Centre has a variety of entertainment and retail options, including a large shopping centre, Cineworld Imax cinema and a vibrant restaurant hub.

There are also various sports facilities including golf, football, tennis and cricket and many leisure and health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses, The Grove, Chancellors Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space, catering for all ages, including sports facilities, kid's attractions and a nature reserve.

- 0.5 miles to Croxley Station
- 2.6 miles to Watford Town Centre
- Nearest Motorway: 4.5 miles to M25

Local Authority: Three Rivers District Council  
Council Tax: F  
Approximate floor area: 1117 sq ft  
Tenure: Freehold  
Estate Charge: £225 per annum

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



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		

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