

GUIDE PRICE

£575,000

GILL CLOSE

BYEWATERS, WATFORD, WD18 8WS

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Approximate Area = 803 sq ft / 74.6 sq m
Garage= 148 sq ft / 13.7 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 959 sq ft / 89 sq m
For identification only - Not to scale



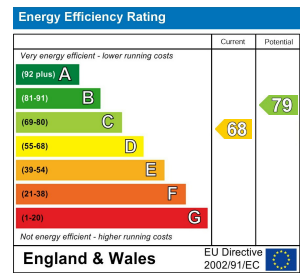
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for James Estate Agents. REF: 1508362

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



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

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PROPERTY SUMMARY

Being sold with no upper chain, this 1999 three bedroom mid terrace property, is located on the sought-after Byewaters development.

Ground floor accommodation consists of a front aspect lounge, well appointed kitchen/diner and a convenient ground floor WC.

The first floor comprises two generously sized double bedrooms and a single bedroom. The family bathroom is well-appointed, while the main bedroom benefits from an en-suite shower room.

Outside, there is a low-maintenance rear garden. Additionally the property includes a separate garage.

With easy access to shops, the Metropolitan line station, picturesque canal-side walks, and the beautiful Croxley Moors this property appeals to families and commuters alike.

Service charge - £234.96 per annum - paid twice yearly £117.48

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