



GUIDE PRICE

**£465,000**

**Heckford Close**

Byewaters, Watford, WD18 8WR

## PROPERTY SUMMARY

A charming end-terrace house located in the desirable Byewaters canal side development of Watford, Hertfordshire. This delightful property spans an impressive 826 square feet and offers a perfect blend of comfort and convenience for modern living. To the ground floor you will find two well-proportioned reception rooms. The inviting lounge is positioned at the front of the house, while the kitchen/diner is to rear. On the first floor the house features two double bedrooms and a family bathroom. An additional feature of this property is the lovely conservatory, which extends from the kitchen/diner and offers a tranquil spot to enjoy views of the garden. The delightful garden has a south easterly orientation. For added convenience, the property includes a private forecourt that provides off-street parking for two vehicles, along with pedestrian access to the side. Located on a popular development this property is within close proximity to the Metropolitan line station, local amenities and schools.

Service Charge: £255 PA (maintenance of common areas)

2



1



2

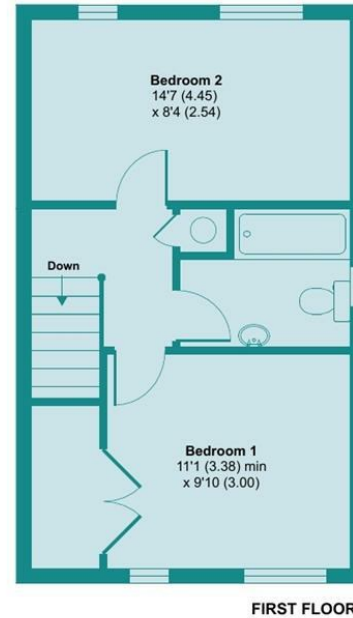






# Heckford Close, Watford, WD18 8WR

Approximate Area = 826 sq ft / 76.7 sq m  
For identification only - Not to scale



**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1418909



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