



Connells

Evensyde
Watford



Property Description

Connells are delighted to bring this rarely available semi-detached house to the market that is situated on the popular Byewaters development. The property is comprised of, a sizeable reception room, a modern fitted kitchen, one double bedroom with built-in and fitted wardrobes and a modern shower room suite. Benefits include a well-maintained private rear garden, as well as off-street allocated parking.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including Croxley Tube Station, Rickmansworth Station and Watford Junction Station as well as easy access to the M25 and M1 motorways.

The property is situated close to good sporting facilities which include golfing, local cricket club and Penrose Sports Aquadrome. There are a variety of local shops and amenities close by in Croxley Green, as well as being surrounded by beautiful countryside along the Grand Union Canal. Rickmansworth caters for specialist and daily shopping including M&S and Tesco with more extensive shopping facilities available in the larger towns of Watford and Uxbridge.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

There is a maintenance charge of approx. £225 PA. This includes residential use of the communal grounds, parking and road maintenance.

Entrance

Front door into lounge.

Lounge

Window to front aspect, television point, telephone point, stairs to first floor landing, patio doors to rear garden.

Kitchen / Dining Room

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler, space for dining table, radiator.

First Floor Landing

Stairs from lounge, loft access.

Bedroom One

Window to front aspect, built in wardrobe, fitted wardrobes, radiator.

Shower Room

Window to side aspect, shower cubicle, WC, vanity wash hand basin, radiator.

Outside

Rear Garden

Enclosed rear garden, block paving, paved patio area, shrubbed area.

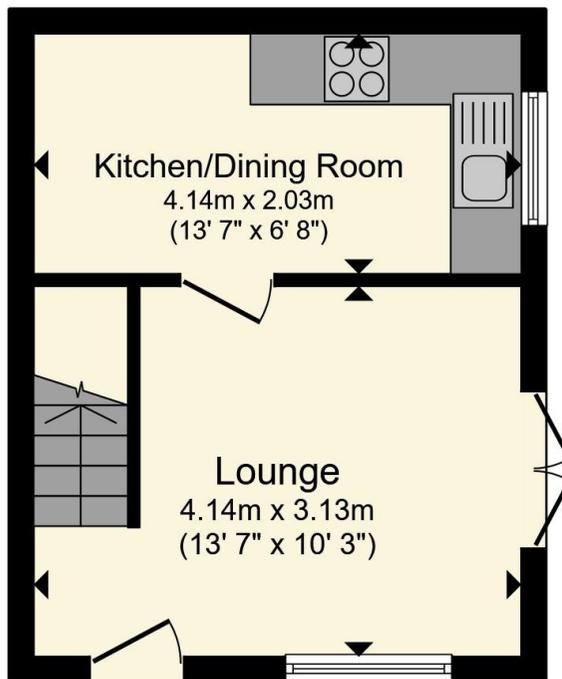
Parking

One allocated parking space.

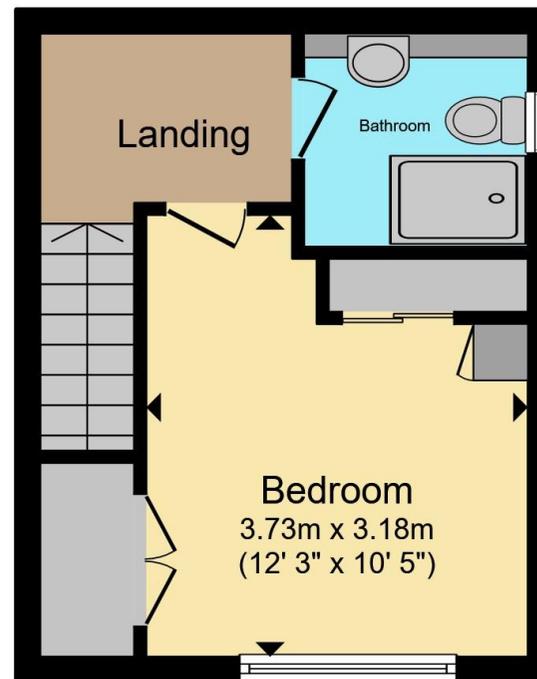








Ground Floor



First Floor

Total floor area 43.5 m² (469 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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6 The Parade
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF314984



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