



## Byewaters, Watford, WD18

£699,950 Freehold

LARGE LIVING ROOM • KITCHEN/DINING ROOM • CONSERVATORY • STUDY/BEDROOM FOUR • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS TO THE FIRST FLOOR • EN-SUITE TO BEDROOM ONE • MODERN FAMILY BATHROOM • GARDEN • DRIVEWAY • POTENTIAL TO EXTEND INTO LOFT (STPP)

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



We are delighted to present this THREE/FOUR BEDROOM DETACHED HOUSE located in this sought-after residential estate.

The ground floor comprises of a welcoming entrance hall which leads into the living room. From here there is access into the open plan kitchen/dining room. To the rear is a bright conservatory that benefits from doors that open out to the rear garden. There is a large study, which could be used as bedroom four and a downstairs cloakroom completes this floor.

There are three good-sized bedrooms to the first floor. Bedroom one benefits from an en-suite shower room. The family bathroom is a modern three piece suite which has been recently renovated.

To the rear is the garden, which is made up of a combination of lawn and patio. To the side of the property is a large communal garden. To the front is a driveway with space for several vehicles.

The property is close to Croxley Green Metropolitan Line station which can be reached via a shortcut over a nearby footbridge. The M25, M1 and A41 are easily accessible whilst Watford and Rickmansworth Town Centres are nearby. There are also leisure facilities and choice of schooling in close proximity.

Nearest Station: 0.4 miles - Croxley Station

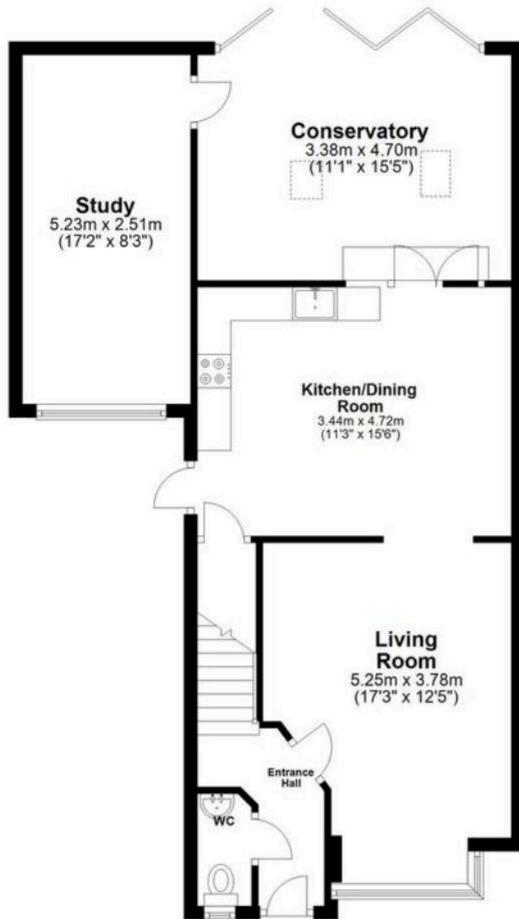
Council Tax band: F

EPC Energy Efficiency Rating: D

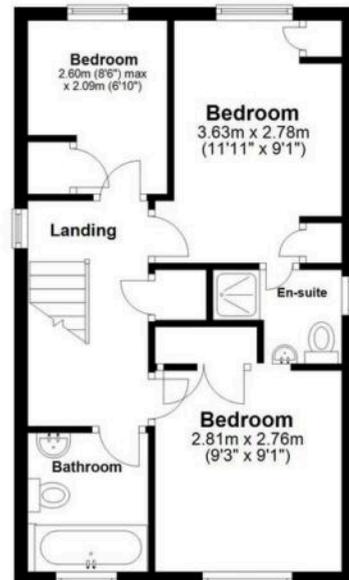
EPC Environmental Impact Rating: D



**Ground Floor**  
Approx. 70.9 sq. metres (763.1 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.