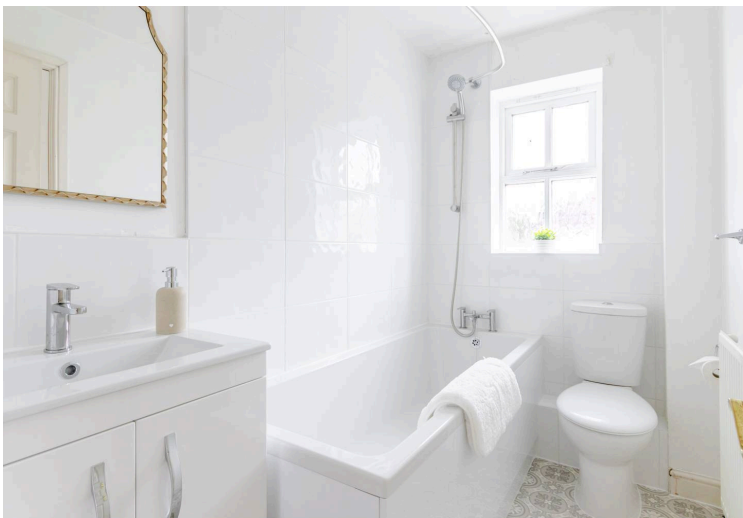


Byewaters, Watford, WD18

£350,000 Leasehold

CHAIN FREE • TOWNHOUSE STYLE MAISONETTE OVER THREE FLOORS ON THE SOUGHT-AFTER BYEWATERS DEVELOPMENT
• TWO ALLOCATED PARKING SPACES • NEWLY INSTALLED BATHROOM • NEWLY CARPETED THROUGHOUT • NEWLY REFURBISHED KITCHEN • TWO DOUBLE BEDROOMS • GOOD STORAGE • NEXT TO THE GRAND UNION CANAL WITH ACCESS TO CROXLEY STATION • SHORT DRIVE TO BOTH RICKMANSWORTH & WATFORD TOWN CENTRE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



TREND & THOMAS

A well-appointed TWO DOUBLE BEDROOM FIRST & SECOND FLOOR MAISONETTE, occupying a beautiful position close to the Grand Union Canal and Croxley Common Moor.

This two-bedroom maisonette is newly carpeted throughout and thoughtfully designed to maximise both comfort and natural light. The entrance staircase leads you to the first floor landing, providing access to the light and spacious double aspect reception room. A separate, well-appointed and newly refurbished kitchen can also be located on the first floor landing.

Bedroom one offers fitted mirrored wardrobes and bedroom two has a built-in storage cupboard. The Jack & Jill bathroom has been newly installed and is accessed from the second floor landing and bedroom one. There is additional storage options with a built-in cupboard on the second floor landing, as well as loft space.

There are two allocated parking spaces to the front of the property and you are only a stones throw away from the Grand Union Canal which is perfect for nature walks and cycling.

This property promises both ease of living and a welcoming atmosphere, making it a compelling choice for investors, professionals, couples, those downsizing, or small families alike.

Accessed via Blackmoor Lane being close to Croxley Green Metropolitan Line station which can be reached via a shortcut over a nearby footbridge. There are local shops and supermarkets close by and the M25 can be accessed via a drive to Junctions 17 or 18 whilst Rickmansworth and Watford Town Centre are both a short drive from the property. There are also leisure facilities and choice of schooling in close proximity.

Nearest Station: 0.5 miles - Croxley Station

Council Tax band: D Approx. £2,283.48 2025-2026 (Three Rivers District Council)

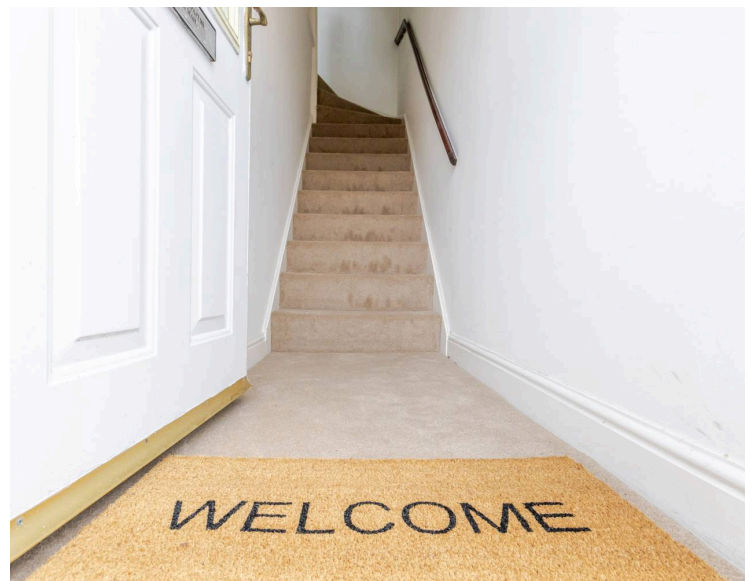
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Remaining Lease Length: Approx. 98 years remaining

Annual Service Charge: Approx. £1,375.00 per annum

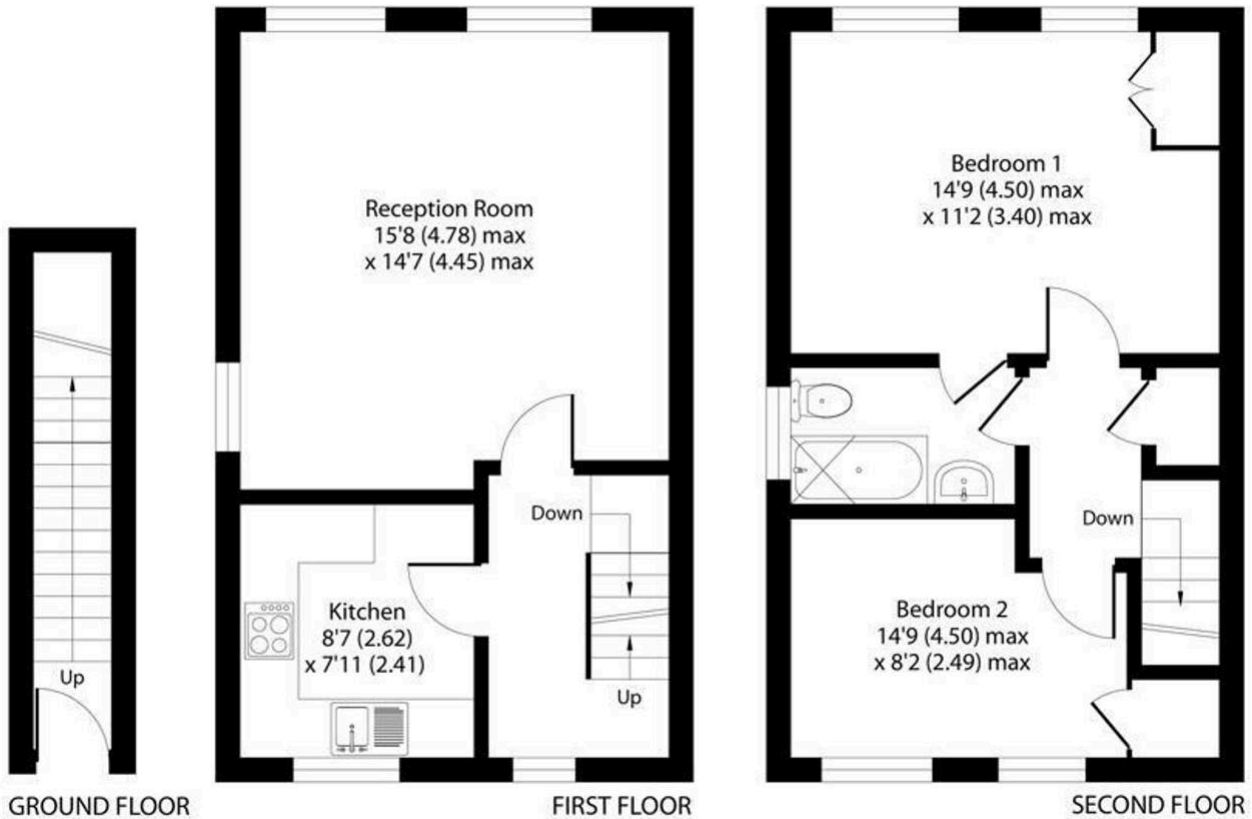
Annual Ground Rent: Approx. £150.00 per annum



Byewaters, Watford, Hertfordshire, WD18 8WJ

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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.