



83 Byewaters, Watford, Hertfordshire, WD18 8WH

Guide price £700,000 Freehold

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# About the property

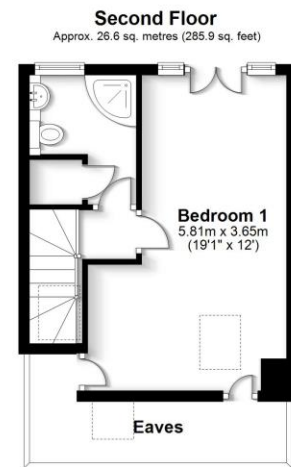
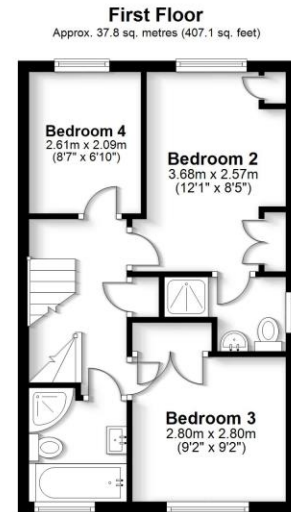
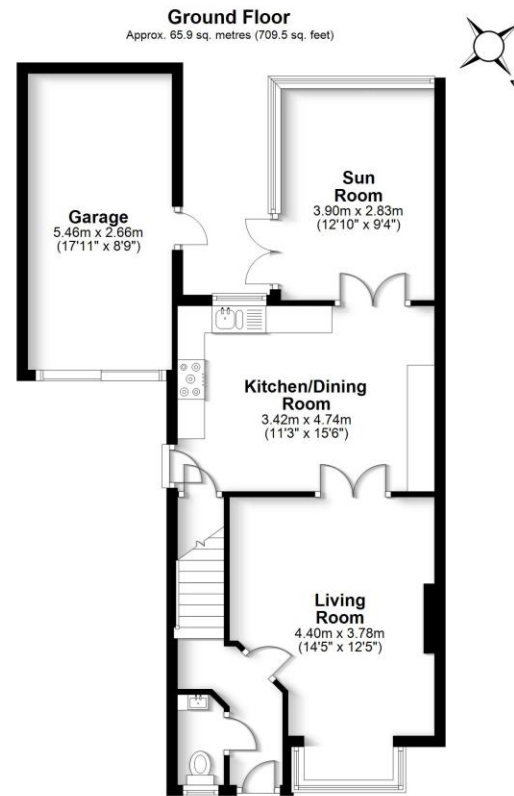
Wonderful family home located on the ever popular Byewaters development.

This four bedroom home has been very well looked after by the current owners and has plenty of benefits for potential buyers. To the ground floor you will find a front reception room leading into a well fitted kitchen/breakfast room with a conservatory addition to the rear.

On the first floor are two double bedrooms and a further single and on the second floor you will find a further double bedroom. There is also an en-suite shower room to bedroom two with a family bathroom on the first floor and a further shower room on the second floor. Parking to the front and a well kept rear garden are further benefits. The property is located within easy reach of both Croxley and Watford with Watford Met Line Station and Croxley Station just a short distance away.



- Four bedrooms
- Well-kept rear garden
- Close to transport links
- Off street parking
- Conservatory
- Popular location



**Total area: approx. 130.3 sq. metres (1402.5 sq. feet)**  
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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & outbuildings. © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

To view this property, contact us on-

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## Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Three Rivers District Council  
 Council Tax: F  
 Approximate floor area: 1402.5 sq ft  
 Tenure: Freehold

Nearest Station: 1.5 miles to Croxley Station  
 Distance to Town Centre: 2 miles to Watford  
 Nearest Motorway: 4.3 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

