



49 Byewaters, Watford, Hertfordshire, WD18 8WH

Price: £369,950 Leasehold

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About the property

A beautifully presented split level maisonette in the sought after location of Byewaters

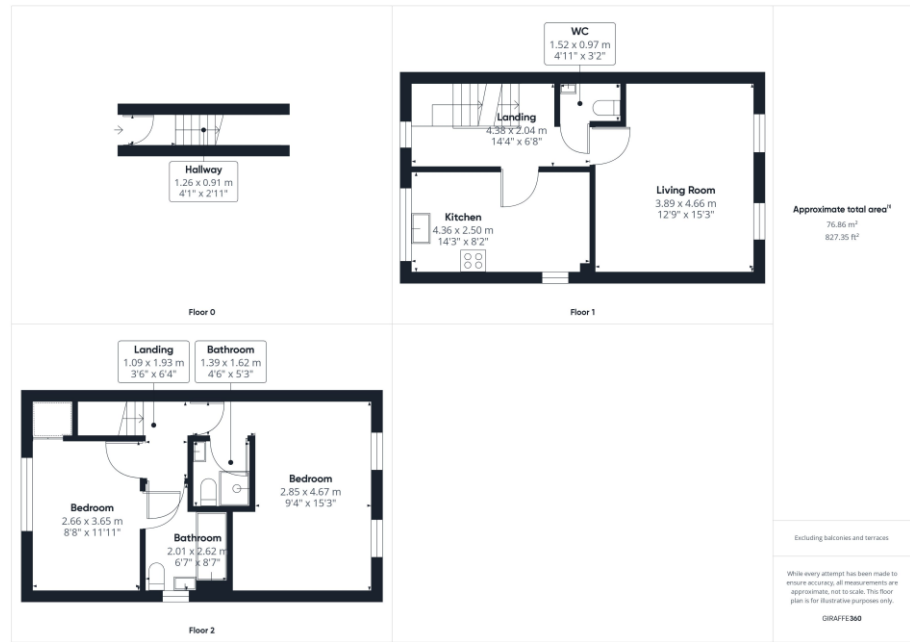
This fantastic two double bedroom, spacious, duplex apartment is situated in the popular Byewaters Estate, close to local amenities and within a 0.5 mile walk of Croxley Station.

The accommodation has been enhanced and updated but the current owners and comprises stairs leading to first floor, stunning living room, kitchen/diner and WC. To the first floor is spacious principal bedroom with ensuite, second double bedroom and Jack-and-Jill style bathroom.

The property boasts an allocated parking space along with a garage and is ideally located close to local amenities and excellent schooling, including Watford Grammar School for Boys, Croxley Danes and Rickmansworth School.



- Duplex apartment
- 2 bathrooms
- Two double bedrooms
- Garage and allocated parking
- Beautiful condition throughout
- 0.5 mile walk to Croxley Station



To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



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 large shopping centre, Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure and health clubs close by.

Notably, Watford is home to one of England's most luxurious golf courses, 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, kid's attractions and a nature reserve.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 827 sqft plus garage

Tenure: Leasehold (approximately 99 years remaining)

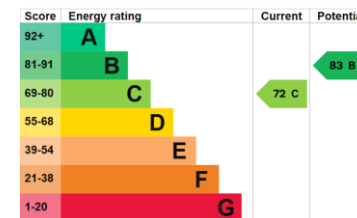
Service charge: £1,400 per annum

Ground rent: £150 per annum

Nearest Station: 0.5 miles to Croxley station

Distance to Town Centre: 0.5 miles to Croxley Green

Nearest Motorway: 4.1 miles to M25



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.

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