



# Moor Lane Crossing, Watford

In Excess of £330,000

proffitt  
& holt





## Moor Lane Crossing

Watford

Located in a charming setting near the picturesque Croxley Moors and just a short stroll from Croxley Station, this property is ideally located for convenient commuting.

The home features a generous reception room, a contemporary fitted kitchen, a stylish bathroom, and two well-proportioned double bedrooms. The property also boasts its own private garden.

Access is via a private entrance, with stairs leading up to a central hallway connecting the reception area, separate kitchen, bathroom, and the second bedroom. The spacious reception room enjoys a front-facing aspect and showcases a characterful feature fireplace.

The main bedroom offers ample space and includes a built-in storage cupboard, while the modern kitchen is equipped with a range of base and eye-level units, as well as plumbing for a washing machine. The bathroom comprises a panel-enclosed bath and a sleek heated chrome towel rail.

A second double bedroom benefits from a rear aspect window, providing plenty of natural light. Outside, the private garden is laid to lawn, featuring a timber shed, a decked area perfect for outdoor seating, and is surrounded by panel fencing for privacy.





## Moor Lane Crossing

### Watford

Watford is a town conveniently located for easy access to London Euston, highly regarded schooling and popular Town Centre with its extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- First Floor Maisonette
- Two Spacious Bedrooms
- Close to Station
- Garden
- Parking
- Excellent for First Time Buyers or Investors





*For broadband and mobile speeds see:*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

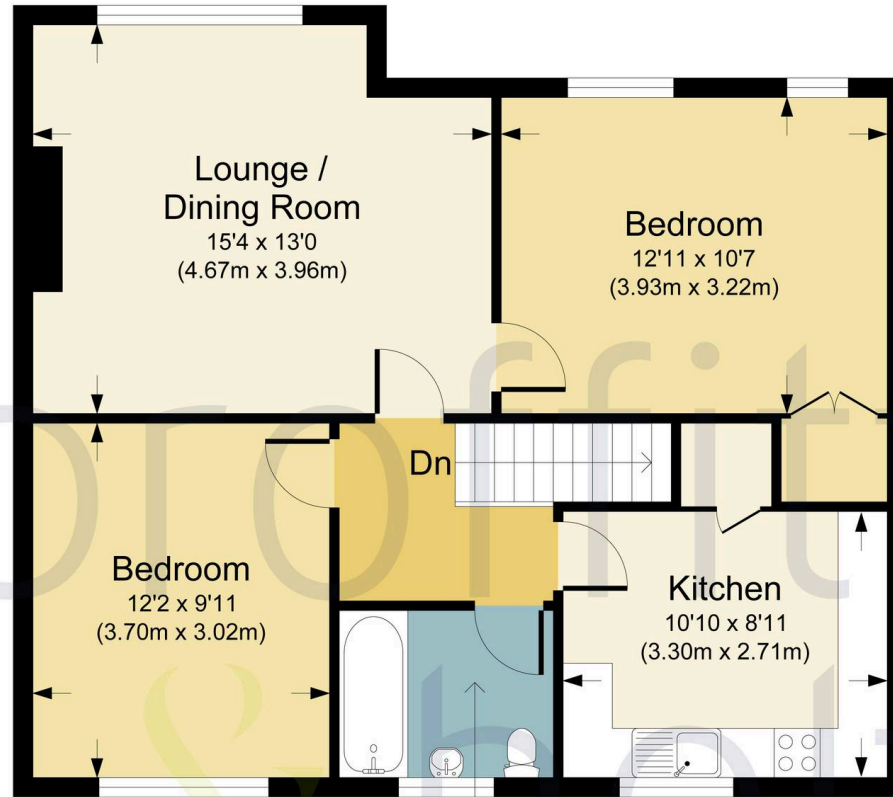
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

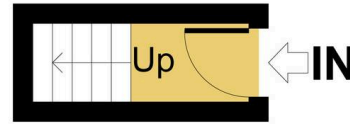
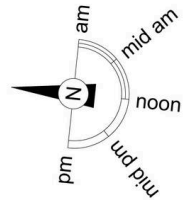
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



Ground Floor

MOOR LANE CROSSING, WD18

APPROX. GROSS INTERNAL FLOOR AREA 695.02 SQ FT / 64.57 SQ M.  
 PHOLTW: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.





## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

