GUIDE PRICE

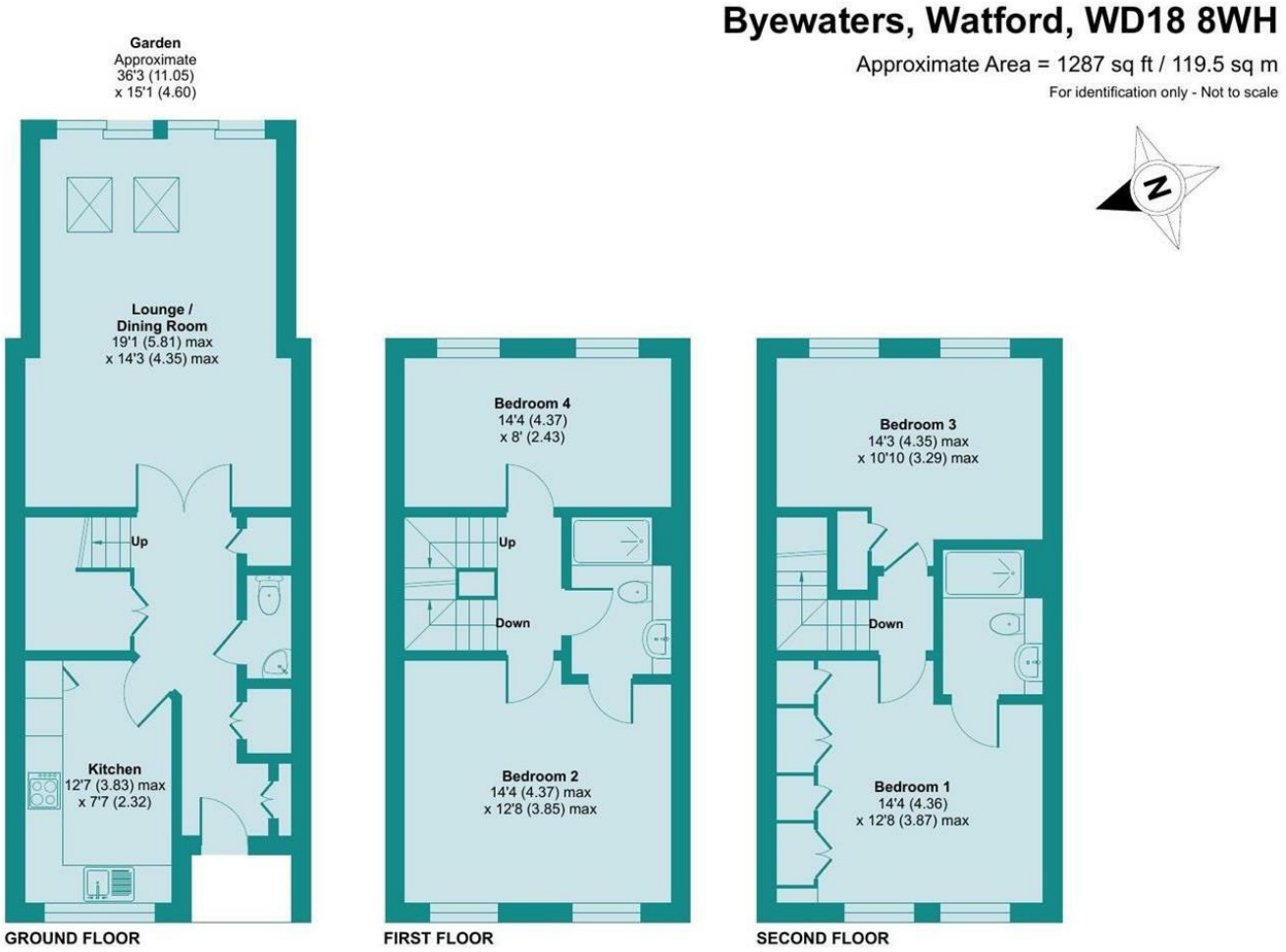
£630,000

BYEWATERS

WATFORD, WATFORD, WD18 8WH



sales and lettings



Byewaters, Watford, WD18 8WH

Approximate Area = 1287 sq ft / 119.5 sq m

For identification only - Not to scale

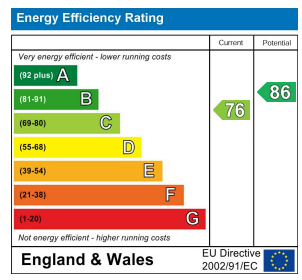
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for James Estate Agents. REF: 1537605

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

Situated on the popular Byewaters canal-side development, this impressive four-bedroom townhouse delivers a blend of modern living and canal views. Arranged over three floors, the property offers a spacious, versatile footprint perfect for families or those requiring extra space. The ground floor has been designed with both practicality and entertaining in mind. Upon entering, you are welcomed by an inviting entrance hall that leads through to a contemporary kitchen, complete with fully integrated appliances and a delightful outlook over the canal. To the rear of the property sits an expansive open-plan living and dining area. Bathed in an abundance of natural light, this bright and airy room serves as the heart of the home, offering a seamless transition through to a landscaped rear garden that is perfect for outdoor dining and entertaining. A convenient downstairs WC further enhances the functionality of the ground-floor layout. Upstairs, the property features four double bedrooms and two modern Jack and Jill shower rooms. Two of these large bedrooms rooms include modern en suite shower rooms. A key highlight of the design is that every front-facing room enjoys views over the Grand Union Canal. Location-wise the property sits within easy walking distance of Croxley Metropolitan Line station, offering fast, direct links into Central London. Highly regarded local schools, essential amenities, and the broader shopping hubs of Watford and Rickmansworth are all within easy reach. Service Charge: £112.50 paid twice yearly)

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