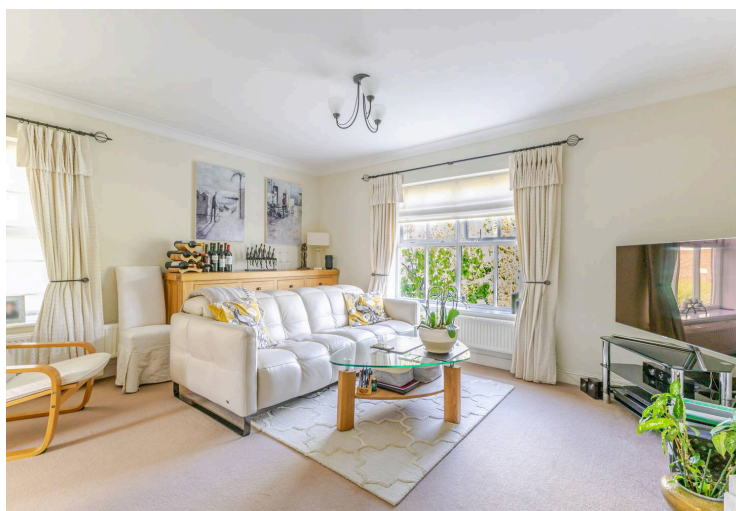


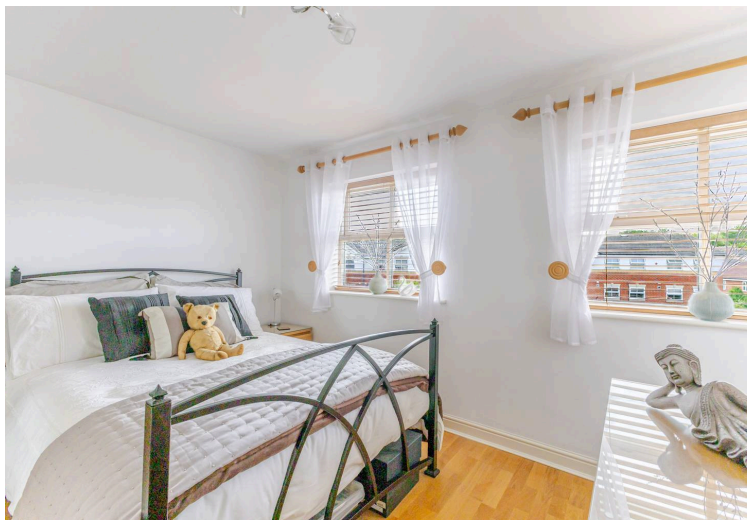
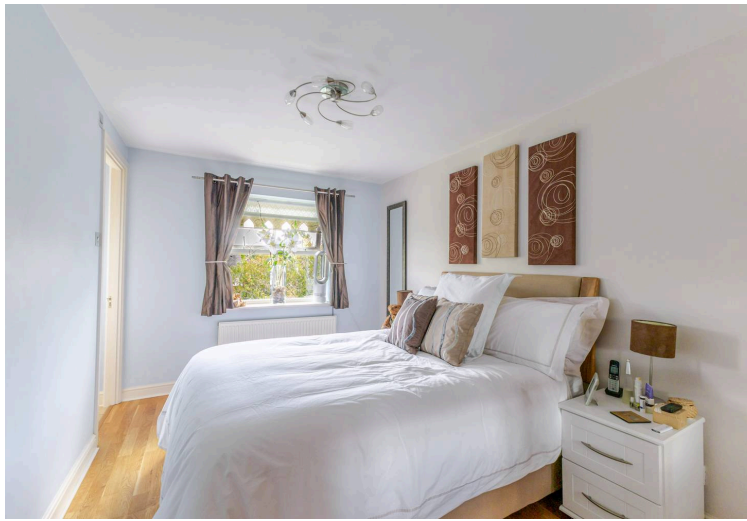


Longmans Close, Watford, WD18

£530,000 Freehold

THREE BEDROOM END OF TERRACE TOWNHOUSE • SPACIOUS LIVING ROOM • MODERN KITCHEN • TWO BEDROOMS TO THE SECOND FLOOR • EN-SUITE SHOWER ROOM & FAMILY BATHROOM • UTILITY ROOM • STUDY/BEDROOM THREE TO THE GROUND FLOOR • REAR GARDEN • GARAGE • DRIVEWAY TO FRONT FOR TWO CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



We are pleased to offer this THREE BEDROOM END OF TERRACE TOWNHOUSE for sale in this modern waterside development next to the Grand Union Canal and close to Croxley Common Moor.

This impressive three-bedroom end of terrace townhouse provides a welcoming home for families and professionals alike. Upon entering, you are greeted by bright and elegant hallways featuring beautiful wood flooring, classic wooden bannisters, and abundant natural light. The ground floor has a good-sized utility room with direct garden access adding further practicality for busy households. There is also a study/bedroom three and a guest W.C and shower room.

The first floor offers a spacious reception room which is a true highlight, boasting a feature fireplace as its focal point with plenty of space for a dining area, perfect for family meals or entertaining guests in an inviting, open-plan environment. The home continues to impress with a well-appointed kitchen, fitted with ample wooden cabinetry.

To the second floor, each bedroom is a sanctuary of comfort and style, featuring wooden flooring and large windows that enhance the serene atmosphere. Bedroom one has a modern en-suite shower room and there is an additional family bathroom with bath-tub, decorative tile accents, and plenty of natural light.

The rear garden boasts a border of mature trees and lush greenery, surrounding a charming gravel pathway with small lawn areas to the sides that leads to a spacious wooden deck and water feature. To the front is a driveway with space for two cars, complemented by a front lawn with a flowered and shrubbed border and front access to the garage.

The property is close to Croxley Metropolitan Line station which can be reached via a shortcut over a nearby footbridge. The M25, M1 and A41 are easily accessible whilst Watford and Rickmansworth Town Centres are nearby. There are also leisure facilities and choice of schooling in close proximity.

Nearest Station: 0.5 miles – Croxley Station

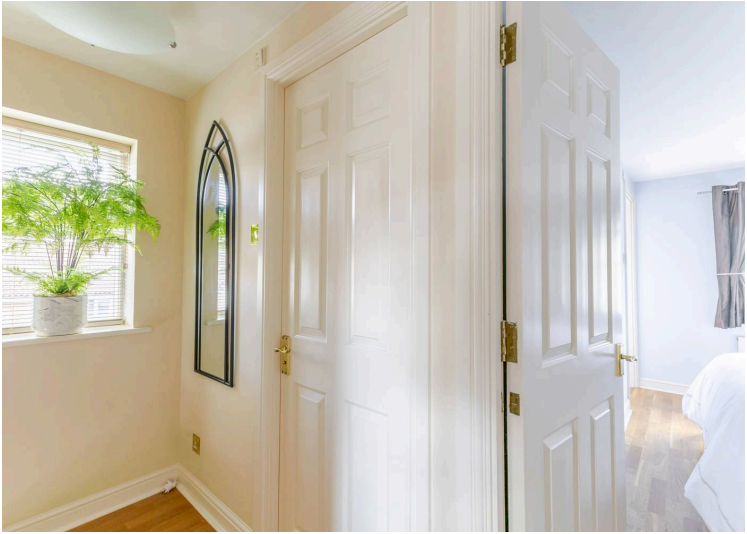
Council Tax band: F Approx. £3457.81 2026–2027 (Three Rivers District Council)

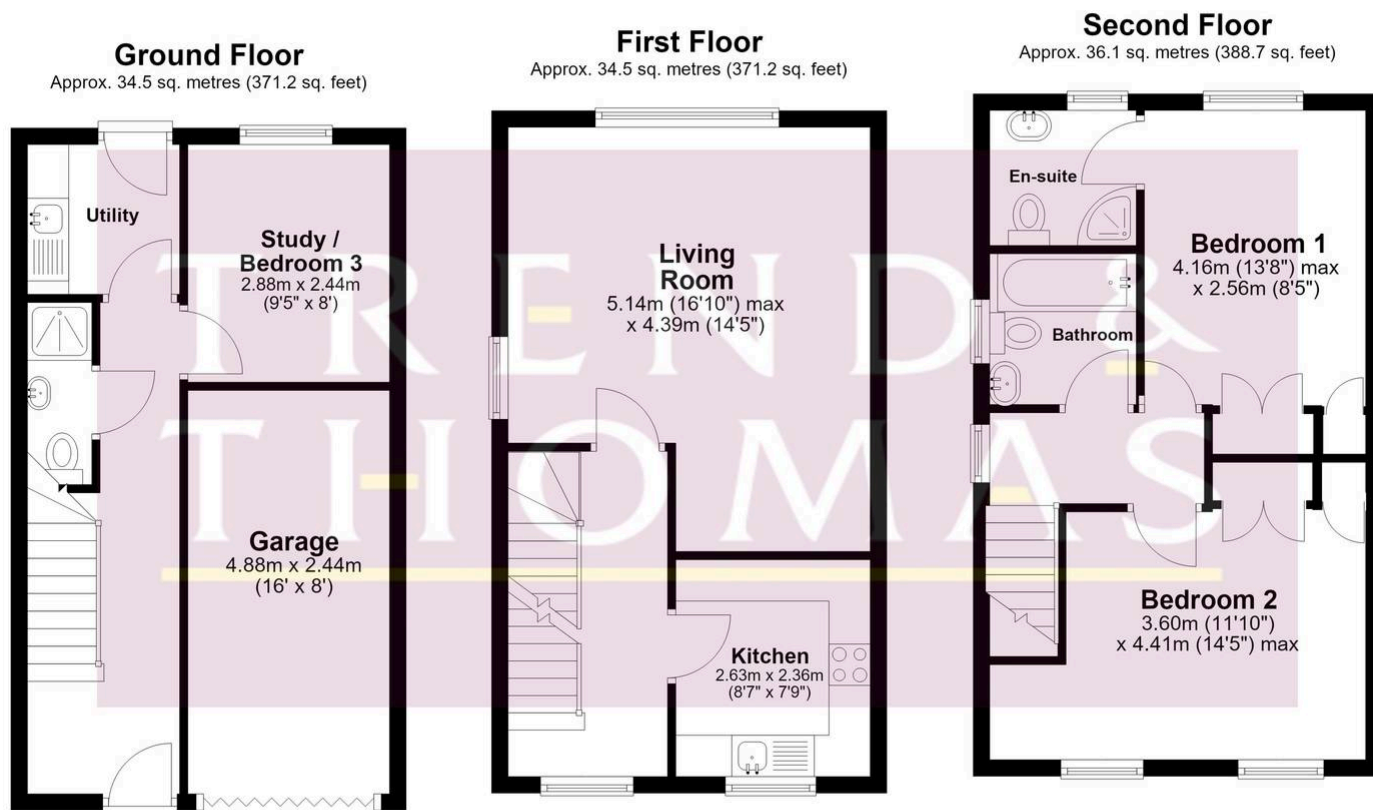
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Annual Service Charge: Approx. £225.00 per annum







Total area: approx. 105.1 sq. metres (1131.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.



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.