

## Byewaters, Watford, WD18 8WJ

- Unfurnished
- Very well presented
- Moments from canal
- Conservatory
- Newly fitted bathrooms / kitchen
- EPC Rating - D
- Parking
- Two double bedrooms
- Low maintenance rear garden
- Viewing highly recommended

**£1,750 PCM**

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**Description**

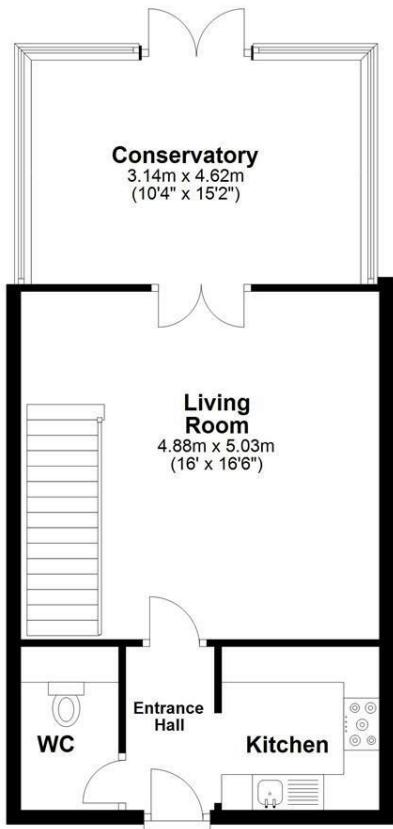
A charming and impeccable two bedroom, terraced home offered to the lettings market for the second time. Conveniently located within a short distance of the High Street and Croxley Station which provides a range of local amenities. The property presents; Newly fitted modern kitchen, large cosy living room, conservatory, downstairs WD. Upstairs offers two double bedroom with newly fitted carpets, both bedrooms offering en-suites and wardrobe space. Further advantages: Secure alarm system, under-stair storage, allocated parking and a private low maintenance rear garden with shed. Presented to the market unfurnished with the finest touches and available to move-in NOW. Cameron to book your appointment to avoid any disappointment.

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

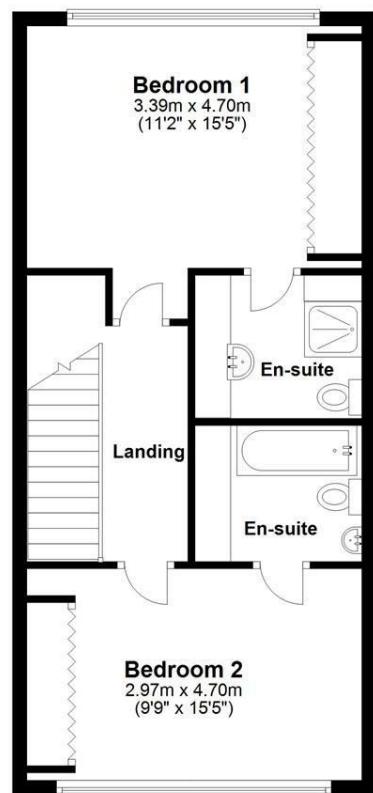
### Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



### First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 101.2 sq. metres (1088.9 sq. feet)

# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.