



126 Byewaters, Watford

£465,000 Freehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • DOWNSTAIRS CLOAKROOM • TWO DOUBLE BEDROOMS • EN-SUITE
SHOWER ROOM TO BEDROOM ONE • EN-SUITE BATHROOM TO BEDROOM TWO • GARDEN WITH TIMBER SHED • TWO
PRIVATE PARKING BAYS • CROXLEY MOOR VIEWS TO REAR • CANAL-SIDE VIEWS TO FRONT





We are delighted to offer this two double bedroom, canal-side home, occupying a beautiful position overlooking Croxley Common Moor and the Grand Union Canal.

The entrance hallway has doors to a ground floor cloakroom, an open plan living/dining room with a staircase to the first floor and double glazed patio doors leading to the rear garden. The modern fitted kitchen overlooks the front garden and canal.

On the second floor, the main bedroom overlooks the rear garden and Croxley Common Moor, has an Ikea wardrobe and an en-suite shower room. Bedroom two overlooks the front with canal views, has an Ikea wardrobe and an en-suite bathroom.

The rear garden is a large paved patio with a timber shed to the rear. There are two private parking bays available in the nearby parking area.

Access via Blackmoor Lane being close to Croxley Green Metropolitan Line station which can be reached via a shortcut over a nearby footbridge. The M25 can be accessed via a drive to Junctions 17 or 18 whilst Watford Town Centre is nearby. There are also leisure facilities and choice of schooling in close proximity.

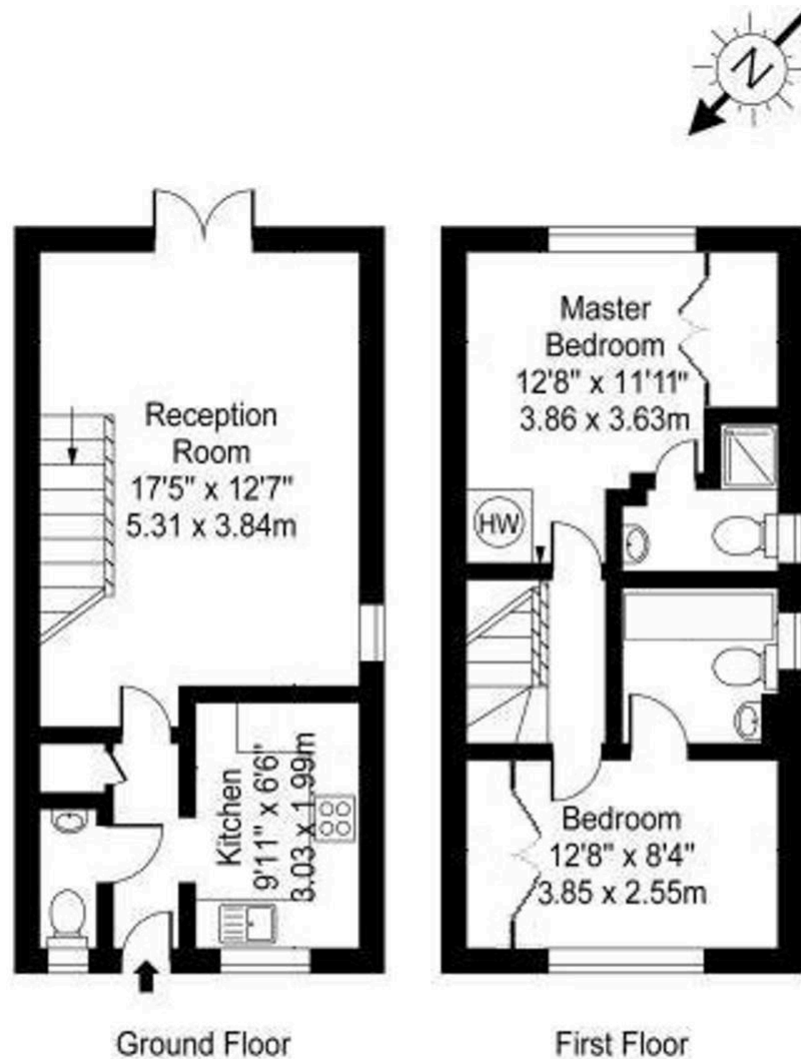
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approx. Gross Internal Area 714 Sq Ft - 66.33 Sq M



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