



Byewaters, Watford, WD18

£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

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



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.

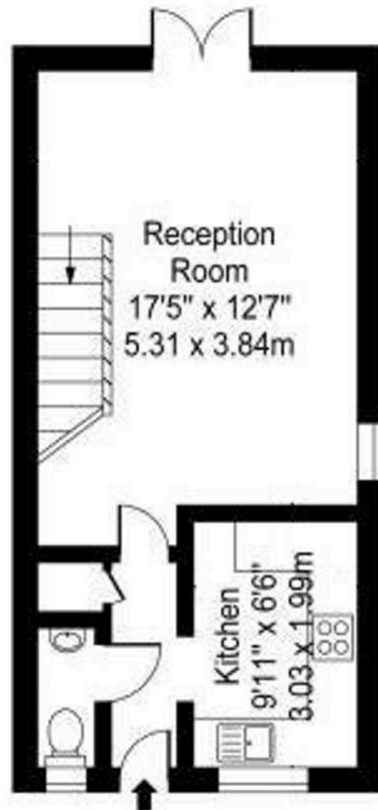
Nearest Station: 0.5 miles – Croxley Station

Council Tax band: E

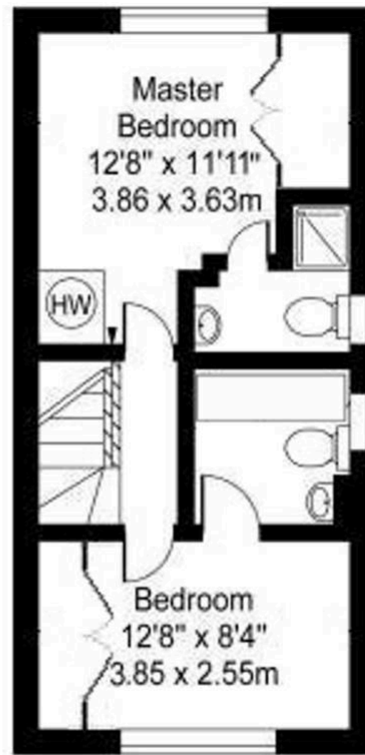
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

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



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.