



A VERY WELL PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME

Hillcroft Crescent, Watford, WD19 4NY

ROBSONS

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SEMI-DETACHED • FOUR BEDROOMS • TWO BATHROOMS • LIVING ROOM • KITCHEN/DINER/LIVING ROOM • UTILITY ROOM • DOWNSTAIRS W.C • REAR GARDEN WITH OUTBUILDING • DRIVEWAY PARKING

Description

A beautifully presented four-bedroom semi-detached family home, ideally situated on a sought-after residential road, offering spacious and modern living throughout.

The ground floor features a welcoming reception room to the front and to the rear is an open-plan kitchen/diner/living area, designed with both style and functionality in mind, benefitting from bi-folding doors that open seamlessly onto the rear garden. The kitchen is further complemented by an adjoining utility room, and there is also a separate downstairs w/c.

Upstairs, the first floor comprises four well-proportioned bedrooms, including the main bedroom with an en-suite shower room, and a modern family bathroom serves the remaining bedrooms.





Externally, the property boasts a beautifully maintained rear garden, featuring a patio area perfect for outdoor seating and entertaining. At the end of the garden, a stylish outbuilding, currently used as a home gym provides a versatile space for fitness or potential home office use.

To the front, there is a driveway offering off-street parking.

Location

Oxhey Hall is a beautiful part of Watford, designated as a Conservation Area, containing quiet tree-lined roads off Hampermill Lane towards Moor Park and Northwood. There are good local amenities including Moor Park underground station and Bushey main line station with fast trains into Euston. Highly regarded schools such as Merchant Taylors and Eastbury Farm are also just a short drive away.

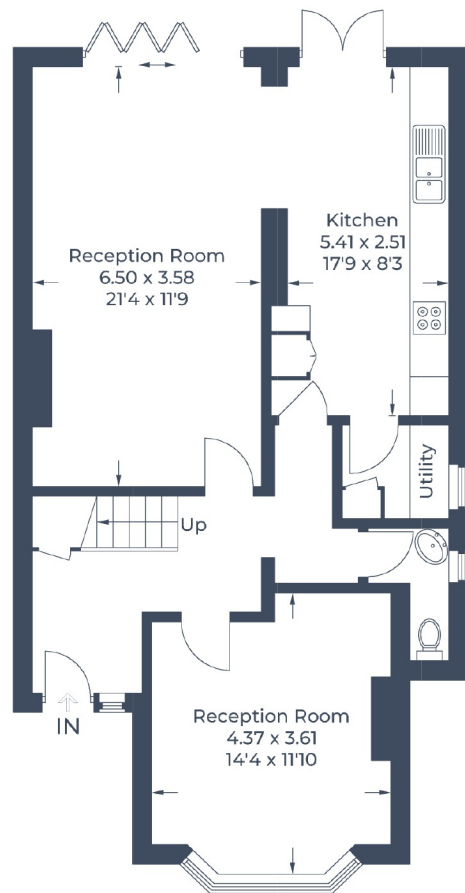
Additional Information

Tenure: Freehold
Local Authority: Three Rivers
Council Tax Band: F
Energy Efficiency Rating: D

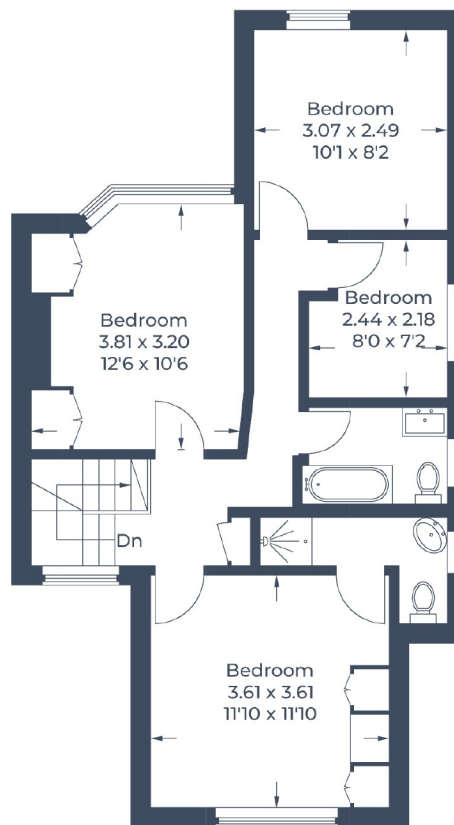
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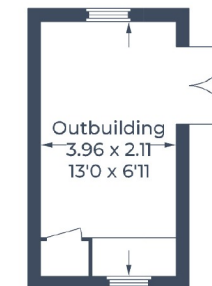
Approximate Gross Internal Area
 Ground Floor = 72.5 sq m / 780 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Outbuildings = 28.1 sq m / 302 sq ft
 Total = 159.0 sq m / 1,711 sq ft



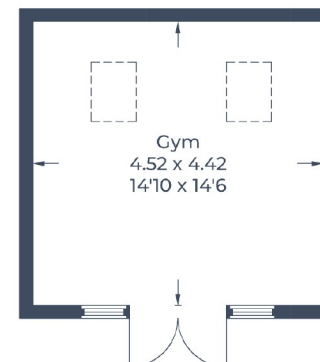
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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