

Hillcroft Crescent, Watford, Hertfordshire, WD19 4PB



£780,000 Freehold
3 Bedroom Semi Detached House

We are delighted to bring to the market this well-presented THREE BEDROOM SEMI DETACHED HOUSE, situated in a prime location.

- LIVING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- DINING ROOM
- UTILITY
- THREE BEDROOMS
- FAMILY BATHROOM
- CONSERVATORY
- REAR GARDEN
- DRIVEWAY WITH SPACE FOR UP TO FOUR VEHICLES

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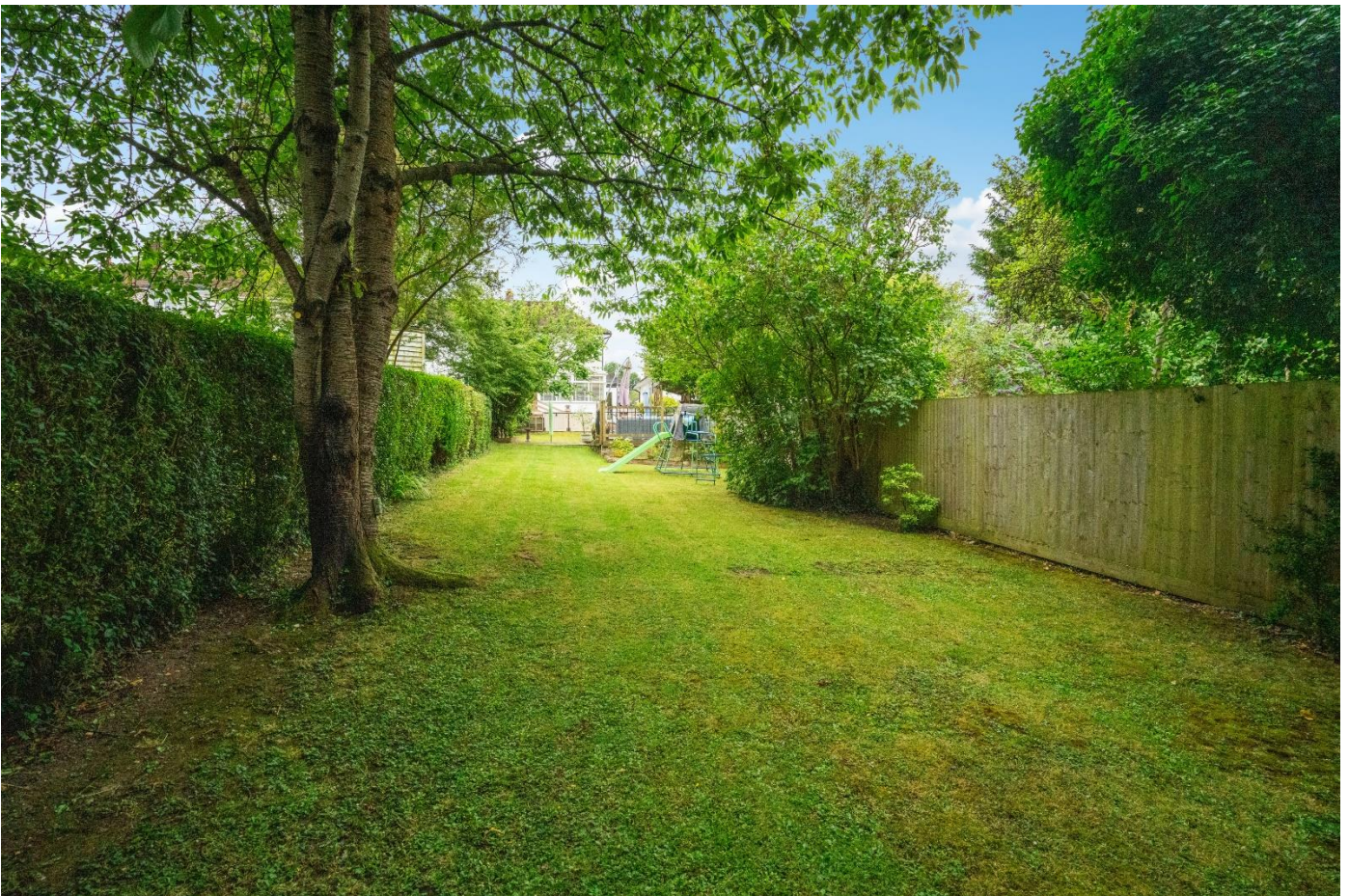
The ground floor offers a good-sized living room overlooking the front. There is a modern fitted kitchen and is open plan to the dining room which leads to a bright and spacious conservatory with patio doors to the rear garden. There is also a downstairs cloakroom, just off the entrance hall.

The first floor consists of three good-sized bedrooms, with built-in storage in bedroom two and a family bathroom.

There is a large rear garden which is well-maintained with a stone paved patio with decking and a large area of lawn with shrubbed borders and rear access to the utility area. There is a driveway to the front that provides parking for up to four cars and front access to the utility.

Oxhey Hall is a sought-after conservation area extending along Hampermill Lane towards Moor Park. There are local amenities in nearby Bushey and Northwood is only a short drive away. Moor Park Underground and Bushey Overground Stations are close by, providing excellent travel links into Baker Street and London Euston. Merchant Taylor's School is just 5 minutes' drive away and Watford Grammar Schools are also a popular choice for families in the area. Watford Town Centre is only 15 minutes away and has ample choice of shops, restaurants and leisure activities such as cinema, bowling, mini golf and more.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3146.36 (2024-2025)
- Approx. Floor Area: 1365 Sq ft / 126.9 Sqm
- Nearest Station: 1.3 miles Bushey Station – Overground / 1.8 miles Moor Park Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 80.4 sq m / 865 sq ft
 First Floor = 46.5 sq m / 500 sq ft
 Total = 126.9 sq m / 1,365 sq ft



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

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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

