



129 Hillcroft Crescent, Oxhey Hall, WD19 4PA

Price £875,000 Freehold

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ChurchillsBushey





Price £875,000

129 Hillcroft Crescent, Oxhey Hall, Watford,  
Hertfordshire, WD19 4PA

- 4 Bed Halls Adjoining Semi Detached House
- Bright & Spacious Accommodation
- Engineered Oak Flooring Throughout
- New Boiler Installed August 2023
- Large Rear Garden
- Ample Off Street Parking
- Sought After Location of Oxhey Hall
- Energy Rating: E (Prepared June 2023)

AN EXTENDED 4 BEDROOM 2 BATHROOM HALLS ADJOINING SEMI DETACHED HOUSE,  
WITH ENGINEERED OAK FLOORING THROUGHOUT,  
ENTRANCE HALL, TWO SEPARATE RECEPTION ROOMS, STUDY,  
DOUBLE GLAZED CONSERVATORY, KITCHEN,  
GROUND FLOOR WET ROOM,  
FOUR BEDROOMS, FAMILY BATHROOM,  
GAS CENTRAL HEATING/ NEW BOILER (2023), DOUBLE GLAZING,  
LARGE ENCLOSED REAR GARDEN (APPROX 200FT)  
AMPLE OFF STREET PARKING TO THE FRONT  
SITUATED IN THE POPULAR LOCATION OF OXHEY HALL













ENTRANCE HALL

Composite front entrance door, double glazed window to the front aspect, engineered Oak flooring, staircase to the first floor with cupboard under

RECEPTION ROOM 1 14'5" (4.39m) x 11'11" (3.63m)

Double glazed leaded light windows to the front bay, engineered Oak flooring, attractive fireplace feature

STUDY 13'4" (4.06m) x 6'1" (1.85m)

Double glazed leaded light window to the front aspect, engineered Oak flooring

GROUND FLOOR WET ROOM

Fully tiled with walk in shower, wash hand basin, back to wall wc, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to the side aspect

RECEPTION ROOM 2 11'9" (3.58m) x 11'0" (3.35m)

Attractive fire place feature with stone surround, engineered Oak flooring, open plan to

CONSERVATORY 11'4" (3.45m) x 10'3" (3.12m)

Double glazed windows and patio doors leading on to the garden

KITCHEN 16'2" (4.93m) x 10'8" (3.25m)

Range of wall and base units, quartz working surfaces & glass splash backs, inset Franke stainless steel sink unit, built in Neff double oven, Neff ceramic hob with Neff Extractor hood over and Neff dishwasher, recess for fridge freezer, plumbing for washing machine, space for tumble dryer, storage cupboard, cupboard housing wall mounted gas fired central heating boiler (Installed August 2023), inset spot lights, porcelain tiled floor, double glazed window to the rear aspect, double glazed door leading on to the garden

FIRST FLOOR LANDING

Double glazed leaded light window to the front aspect, engineered Oak flooring, airing cupboard housing lagged hot water cylinder, access to loft via pull down ladder

BEDROOM 1 13'5" (4.09m) x 11'11" (3.63m)

Engineered Oak flooring, double glazed leaded light window to the front aspect

BEDROOM 2 12'6" (3.81m) x 10'6" (3.2m)

Engineered Oak flooring, double glazed window to the rear aspect

BEDROOM 3 10'1" (3.07m) x 7'4" (2.24m)

Engineered Oak flooring, double glazed window to the rear aspect

BEDROOM 4 9'6" (2.9m) x 7'6" (2.29m)

Engineered Oak flooring, double aspect room with double glazed leaded light window to the front and side aspects

BATHROOM

Fully fitted bathroom with panelled bath and independent shower over, wash hand basin with pedestal, low flush wc with douche shower, chrome ladder radiator, inset spot lights, extractor fan, tiled walls and floor

OUTSIDE

REAR GARDEN

Approx 200ft. Mainly laid to lawn, sandstone slab patio area, pond, borders, cherry blossom tree, pergola, outside tap & three pin electrical socket

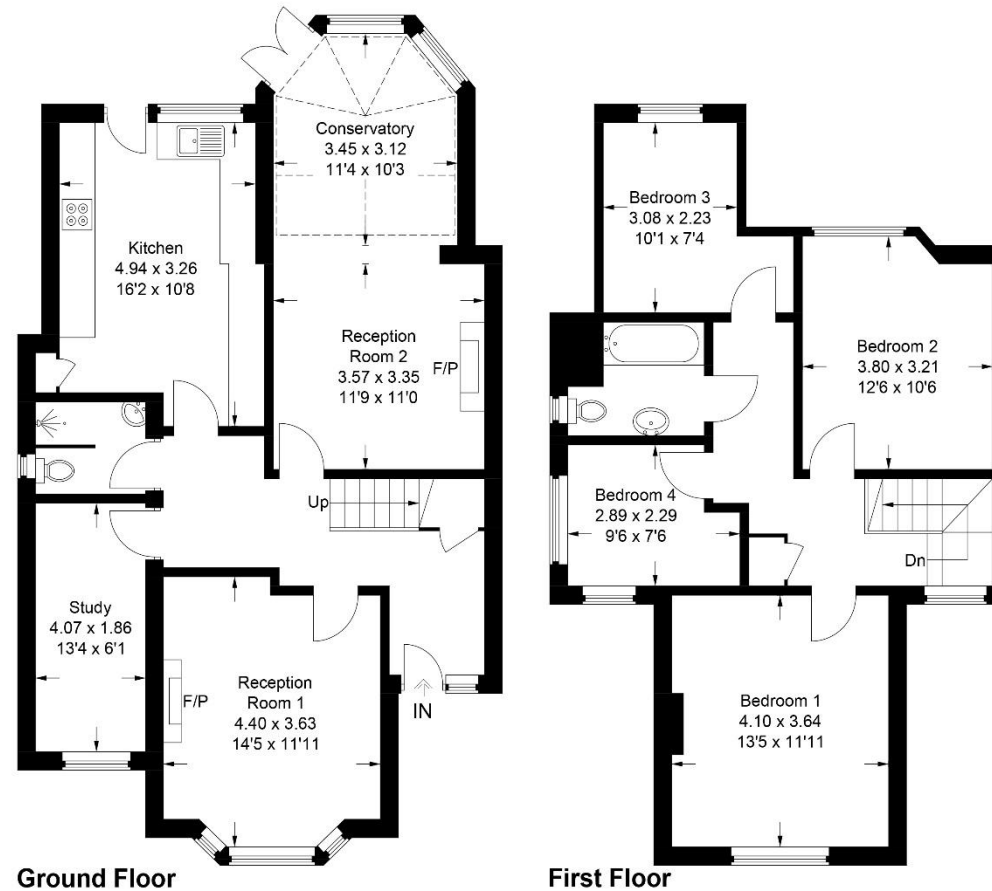
OFF STREET PARKING

Block paved driveway to the front of the property providing ample off street parking

COUNCIL TAX

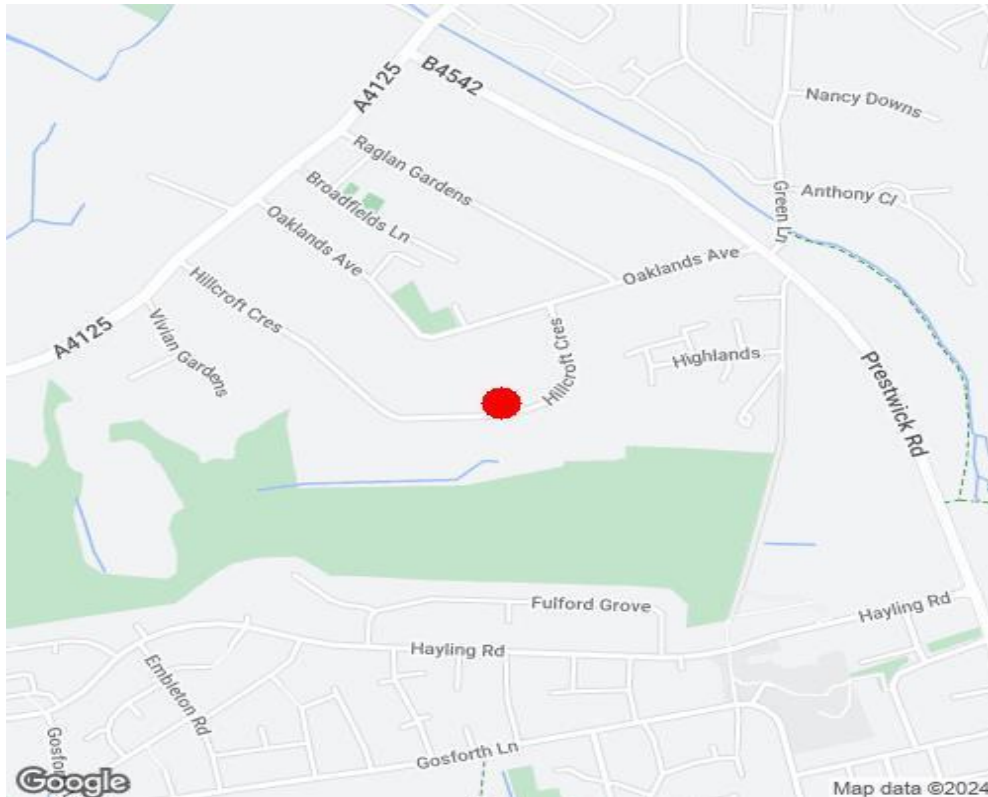
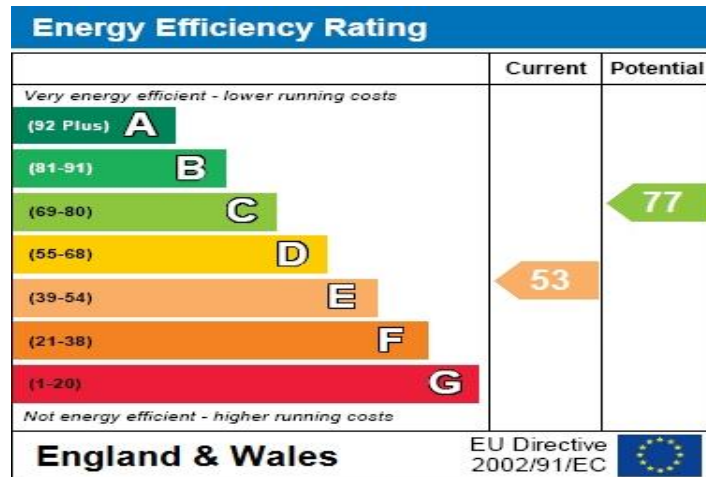
Three Rivers District Council, Tax Band F, £3154.51 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 81.6 sq m / 878 sq ft  
 First Floor = 59.1 sq m / 636 sq ft  
 Total = 140.7 sq m / 1,514 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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#### Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.