



Hillcroft Crescent
, Watford, WD19 4NY

Guide Price £900,000



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*** OPEN DAY SATURDAY 25TH MAY 2024 -
VIEWINGS BY APPOINTMENT ONLY ***

Quarters are delighted to offer this rare to the market and extended three bedroom 1930's detached family home, which is situated in a premium position on this highly sought after road in Oxhey Hall. The property has been improved throughout by the current owners and is presented to the market in immaculate condition with accommodation comprising: Entrance hall, lounge, refitted cloakroom/WC, utility room, stunning open plan refitted kitchen/dining/family room, three bedrooms (master with refitted ensuite bathroom) and a refitted family bathroom. The property boasts an impressive rear garden approximately 300ft in length and backing onto woodland. Additional benefits include gas heating, double glazing and driveway parking for three cars.

Ground Floor:

Enter via double glazed front door into the welcoming hallway featuring a stunning tiled floor which continues into the kitchen/dining/family room, utility and cloakroom/WC. There are stairs leading to the first floor with built in storage under, and doors to the cloakroom/WC, lounge, utility room and kitchen/dining/family room. The cloakroom/WC has been refitted with a low level WC and vanity wash basin set on Quartz work surface, and there is porcelain tiling to the walls. The homely bay fronted lounge provides ample space for a range of living room furniture, with a Gazco fireplace providing a focal point. The utility room has been refitted to provide additional storage, two integrated fridge freezers, and spaces for a washing machine and tumble dryer. A courtesy door leads to the side. At the rear of the property, and thoughtfully extended, is the standout feature of this stunning family home. The kitchen/dining/family room now spans 25'6" x 18'10" and has been fitted with a high specification kitchen featuring a wealth of integrated appliances including dishwasher, fridge freezer, oven, oven/microwave and induction hob with hood over. There is a butler sink with Quooker hot water tap. The island unit provides an additional inset kitchen sink and breakfast bar. All work surfaces and splashbacks are finished in Quartz. The dining/family room area enjoys stunning views of the lengthy garden, with bifolding doors providing seamless access to the patio area. Additional light floods the room via a large roof lantern.





First Floor:

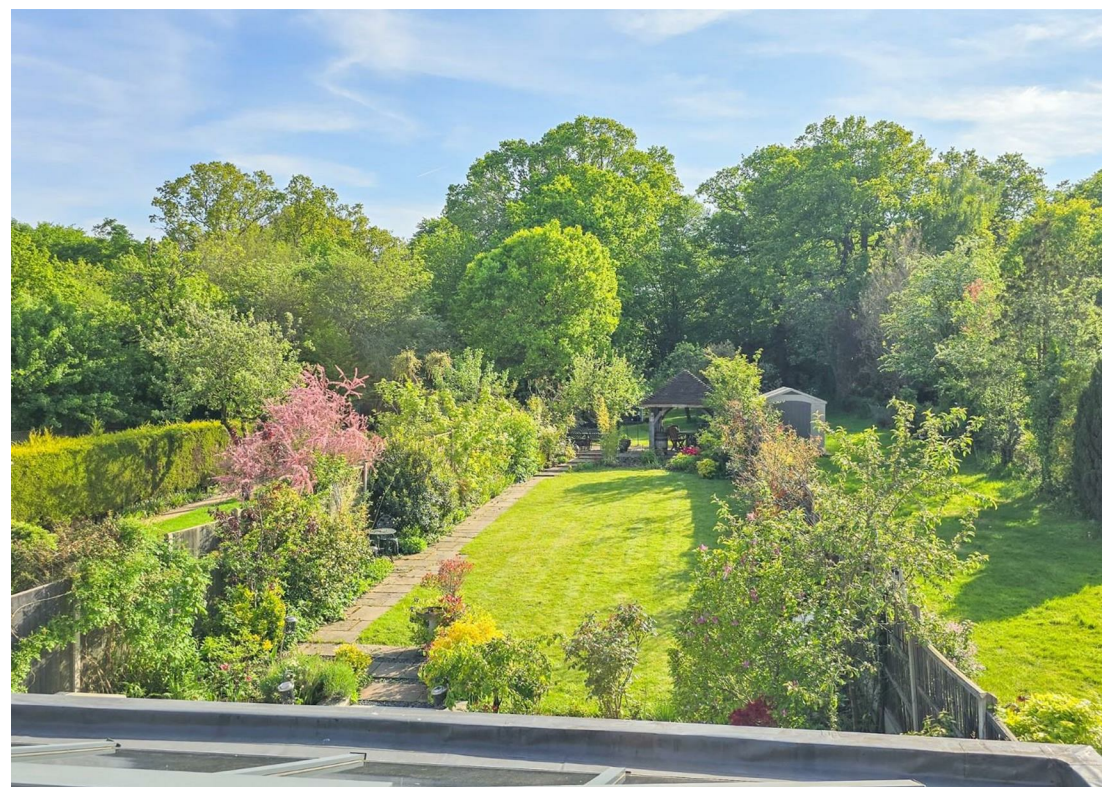
The first floor landing provides access to the bedrooms, family bathroom, airing cupboard and loft space. The master bedroom is fitted with wardrobes to one wall, with plenty of space remaining for further furniture. The vendors have extended the first floor to add a stunning ensuite bathroom, fitted with a fashionable three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with mixer taps and shower attachment. The floor and walls have been furnished with porcelain to continue the high end finish of this property. The two remaining bedrooms are well proportioned, allowing for a range of furniture, and each enjoy splendid views of the garden and woodland to the rear. The family bathroom has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

Outside:

The block paved driveway provides parking for three cars. There are steps to the front door and gated access to the rear garden. The southerly facing rear garden enjoys plenty of sunlight, and is approximately 300ft in length. The garden has been landscaped to give many options, there are spots to eat, play, entertain and find some tranquillity. Off the rear of the property is a generous porcelain tiled patio which provides a premium feel and combines with the kitchen/dining/family room for use during the summer months. There is a generous lawn area with an array of mature shrubbery contained in neat borders. The roof of a former outbuilding has been retained and re-sited further up the garden providing a unique entertaining space, and aside this is an additional patio area. The top of the garden is laid mainly to lawn and houses two timber sheds. There is gated access leading directly into the woodland and playing fields beyond, and birdsong can be heard in the garden throughout the day.

Agents Note:

The vendor of this property is related to an employee of Quarters Estate Agents.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1452 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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