



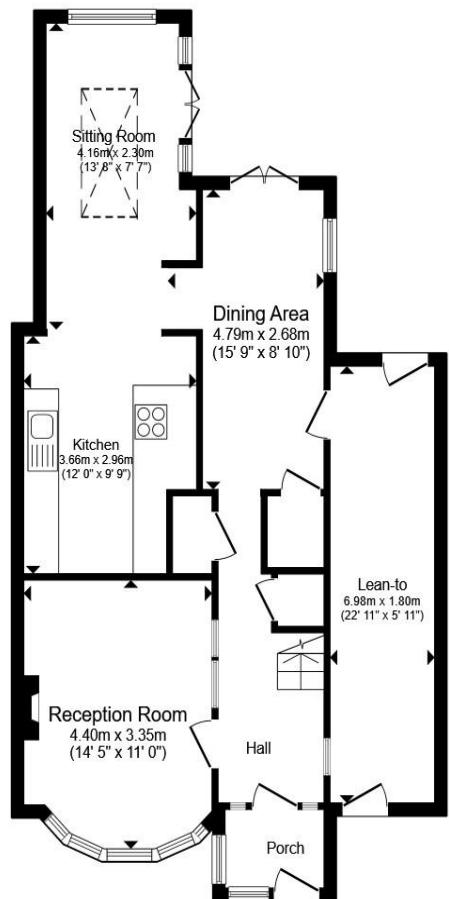
Hillrise Avenue, Watford, WD24 7NP

welcome to

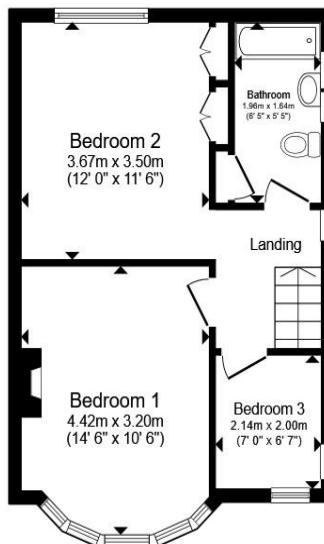
Hillrise Avenue, Watford

A beautifully presented three-bedroom semi-detached family home on the sought-after Tudor Estate, featuring extended open-plan living, modern interiors, off-street parking, and excellent commuter links. Call us today to view!





Ground Floor



First Floor

Total floor area 112.8 m² (1,214 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Porch

Entrance Hall

14' 1" x 5' 10" (4.29m x 1.78m)

Lounge

14' 5" x 11' (4.39m x 3.35m)

Kitchen

12' x 9' 9" (3.66m x 2.97m)

Dining Area

15' 9" x 8' 10" (4.80m x 2.69m)

Lean-To

22' 11" x 5' 11" (6.99m x 1.80m)

Sitting Room

13' 8" x 7' 7" (4.17m x 2.31m)

Landing

9' 5" x 6' 7" (2.87m x 2.01m)

Bedroom 1

14' 6" x 10' 6" (4.42m x 3.20m)

Bedroom 2

12' x 11' 6" (3.66m x 3.51m)

Bedroom 3

7' x 6' 7" (2.13m x 2.01m)

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

welcome to

Hillrise Avenue, Watford

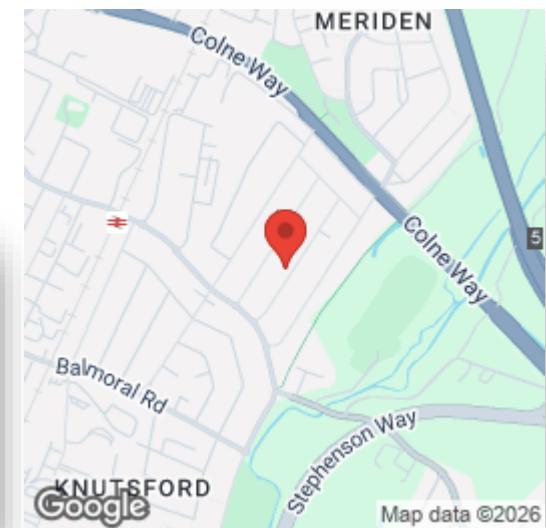
- Three-bedroom Semi-detached Family Home
- Sought-after Tudor Estate Location
- Rear Extension with Open-plan Kitchen/Dining Area
- Modern Fitted Kitchen with Skylight & Excellent Natural Light
- Separate Front Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Offers in excess of

£650,000



view this property online brownandmerry.co.uk/Property/WAF104926

Please note the marker reflects the postcode not the actual property



Property Ref:
WAF104926 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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