

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**HILLCROFT CRESCENT, OXHEY HALL,
WD19 4NY**

£750,000

4 Bedroom House - Semi-Detached located in Oxhey Hall

Our Hillcroft Crescent is a four bedroom semi-detached property, situated on the very desirable Oxhey Hall estate and is ideally offered for sale with no onward chain. We anticipate this property to be popular with current buyers and advise viewing at your earliest convenience to avoid disappointment.

A beautifully presented four bedroom semi-detached family home with off road parking and side storage. With sought-after halls adjoining, this traditional residence offers generous accommodation throughout not to mention the stunning 200ft rear garden. Properties on this premier street are snapped up quickly so an early viewing is highly recommended. NO UPPER CHAIN.

GROUND FLOOR - The ground floor accommodation is entered from the entrance porch in to a welcoming hallway with access to all rooms.

KITCHEN - The hub of this beautiful home is the extended fitted kitchen with rear and side aspect overlooking the beautiful grounds. The kitchen has plenty of work surfaces and a generous range of fitted units at base and eye level offering ample cupboard and drawer space. The free standing appliances include oven, dishwasher, fridge freezer and hob. Breakfast area with table and chairs. UPVC sliding doors to the garden.

UTILITY ROOM / GARAGE - this area is accessed via a door leading from the kitchen, and access to the front of the house is gained via a metal garage door.

DOWNSTAIRS CLOAKROOM WITH SHOWER - is an extremely useful addition to our property. This space consists of W.C. hand wash sink and shower cubicle facilities.

RECEPTION ONE - The light and airy front reception with large bay window to front aspect was previously the dining room but is currently being used as a bedroom.

RECEPTION TWO - The second reception is a lovely

room to entertain guests with stunning views overlooking the 200ft rear garden, accessed via the UPVC sliding patio doors. This room has previously been extended and provides plenty of room for a full sized suite and additional freestanding furniture.

FIRST FLOOR - Stairs from ground to the first floor. The landing leads to all three bedrooms and family bathroom. Two of the bedrooms are doubles, of which the main bedroom has fitted wardrobes. The third bedroom has been used for some time as an office by the current owner being a useful asset if working from home. The family bathroom comprises of a shower cubicle, W.C., hand wash basin and vanity unit.

SECOND FLOOR - Stairs from first floor lead to the attic bedroom. This space is already a spacious area with room for double bed. With hand wash basin and built-in vanity unit. There is also room freestanding wardrobes and shelving in addition to the generous built-in eaves storage already provided.

GARDEN

The front garden with blockpaved driveway offering plenty of off street parking and leads to the garage. Raised beds and mature bedding encompass the steps leading to the front door. The rear aspect is a beautiful lawned area of approximately 200 feet in length, featuring an attractive planted island and delightful flower bed borders, plus a number of well-established trees, including an apple tree. This picturesque well manicured garden backs onto local woodlands which are accessed via a gate at the top of the garden.



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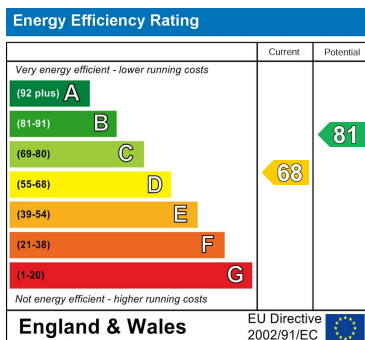


TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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Energy Performance Graph



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