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**HILLINGDON ROAD, WATFORD - £675,000**  
**4 Bedroom Semi-Detached House**



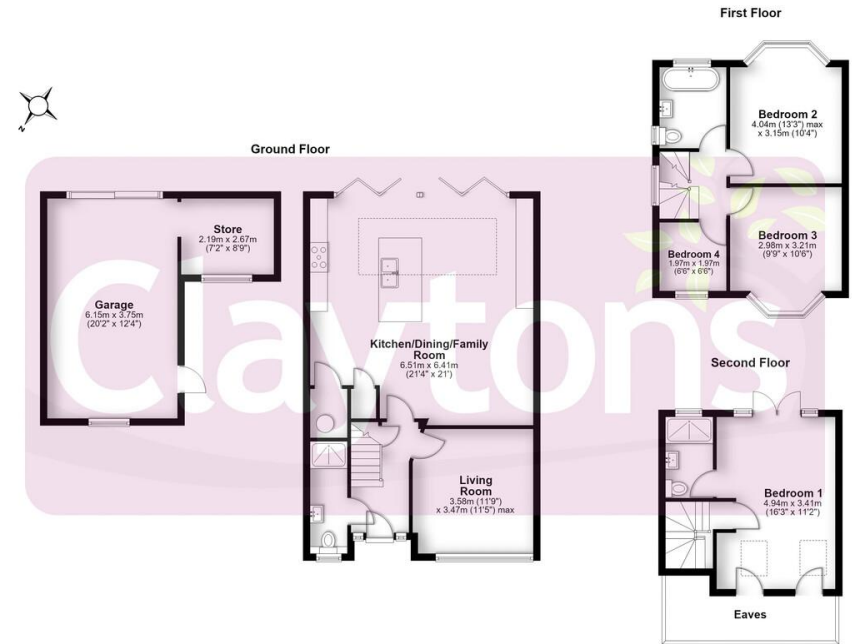
A beautifully presented and substantially extended four-bedroom semi-detached family home, situated on Hillingdon Road, Watford, and offered in excellent decorative order throughout. The property has been thoughtfully extended and further benefits from a loft conversion, providing versatile and spacious accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, a spacious reception room and an impressive extended kitchen/dining area providing an excellent space for modern family living and entertaining. A ground-floor bathroom adds further convenience.

The first floor offers well-proportioned bedrooms together with a further family bathroom, while the loft conversion provides additional versatile accommodation and benefits from its own bathroom, giving the property three bathrooms in total – one on each floor.

Externally, the property benefits from a private driveway providing off-road parking, together with a garage.

- Off-Street Parking (Driveway & Garage)
- Extended (Single-Storey Rear Extension & Loft-Conversion)
- Excellent Decorative-Order
- Downstairs Shower Room
- Three Double Bedrooms Plus One Single Bedroom
- En-Suite & Juliet Balcony To Bedroom One
- Excellent Transport Links (Including To M1 & M25)
- Sought After Location



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

#### **FREE VALUATIONS & MARKETING ADVICE**

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |