



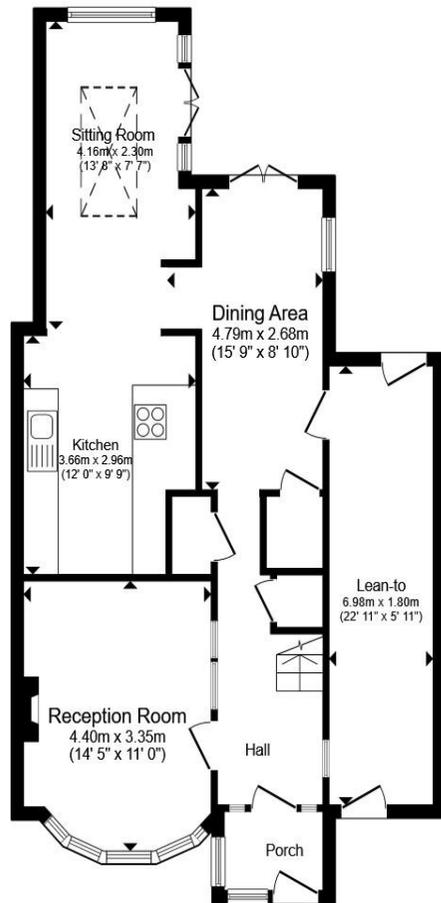
**Hillrise Avenue, Watford, WD24 7NP**

**welcome to**

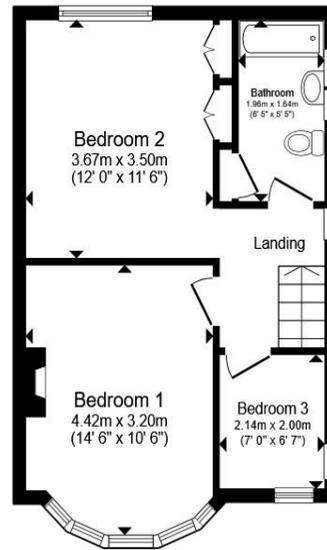
**Hillrise Avenue, Watford**

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 m<sup>2</sup> (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](http://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

Guide price

**£625,000 - £650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF104926](https://www.browndmerry.co.uk/Property/WAF104926)



Property Ref:  
WAF104926 - 0004

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