

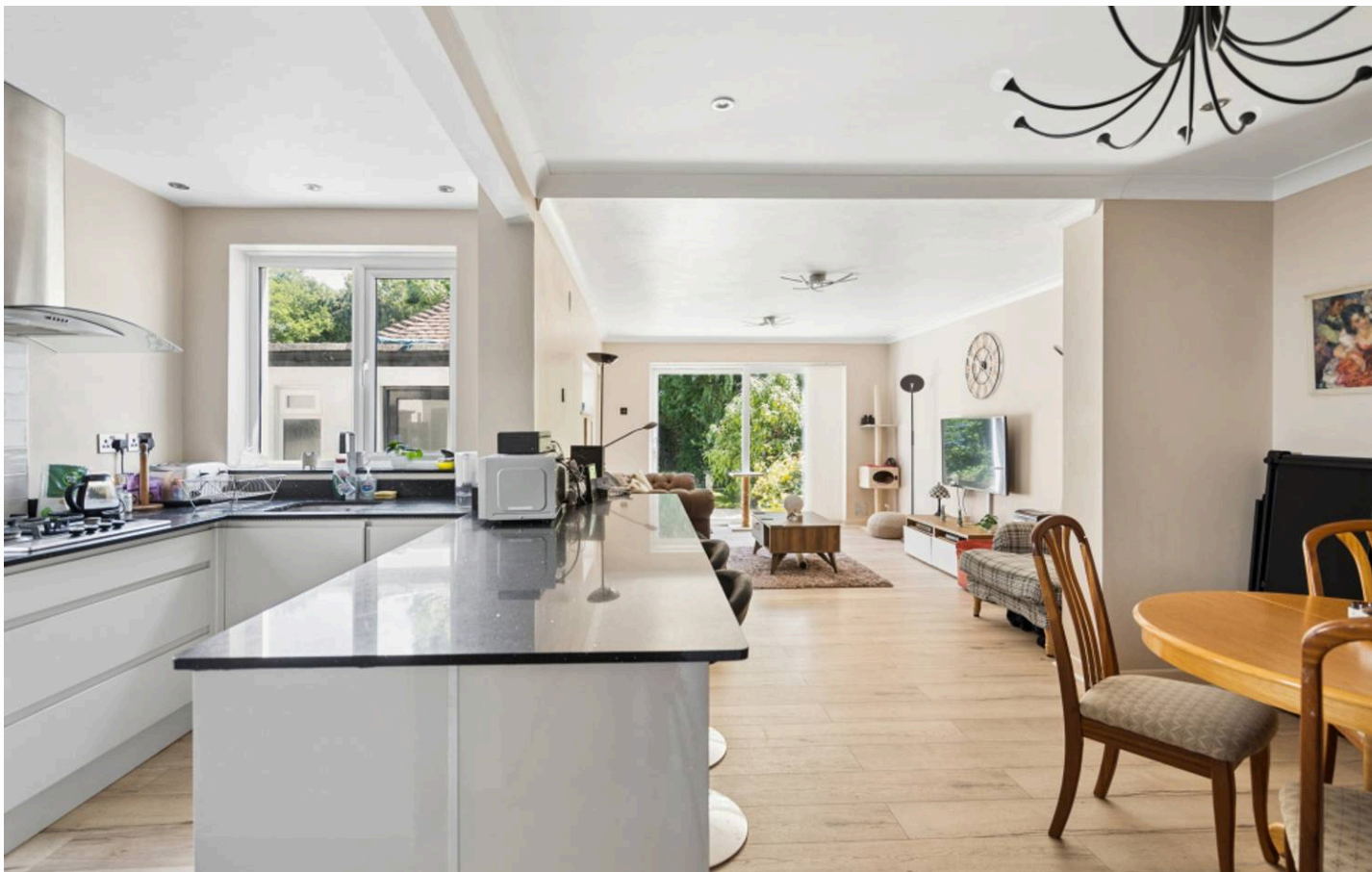


176 Hillcroft Crescent, Watford

In Excess of £750,000



 fairfieldestates



## 176 Hillcroft Crescent

Watford

FOUR BEDROOM (ONE GF BEDROOM) SEMI DETACHED FAMILY HOME IN THE EVER POPULAR AND SOUGHTAFTER HILLCROFT CRESCENT, OXHEY HALL. THE PROPERTY IS OFFERED TO THE MARKET WITH NO UPPER CHAIN. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

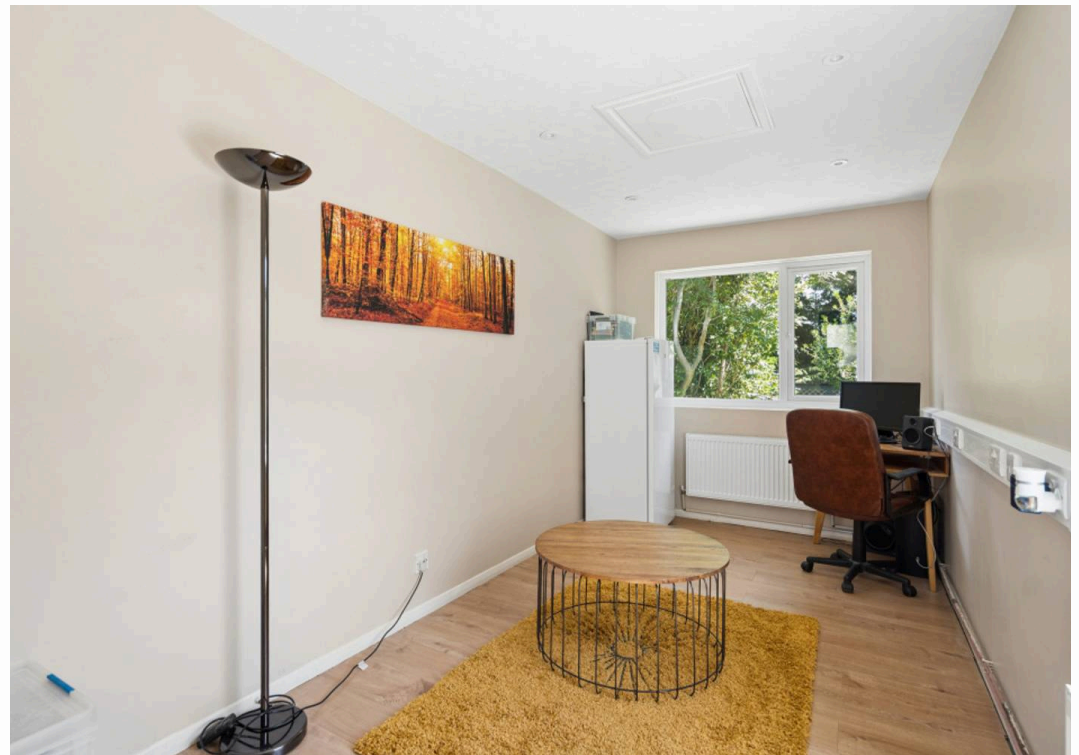
EPC Environmental Impact Rating: E

- HILLCROFT CRESCENT / OXHEY HALL - SOUGHT AFTER LOCATION
- NO UPPER CHAIN
- FOUR BEDROOM SEMI DETACHED PROPERTY (ONE GF BEDROOM)
- GROUND FLOOR REAR EXTENSION / BEDROOM FOUR
- TWO BATHROOM'S & GROUND FLOOR WC
- DOUBLE GLAZED & GAS CENTRAL HEATING
- VERY LARGE EAST FACING REAR GARDEN
- POTENTIAL TO EXTEND TO SIDE REAR & LOFT
- GARAGE VIA OWN DRIVE & OFF STREET PARKING
- EPC RATING - D / COUNCIL TAX BAND - F









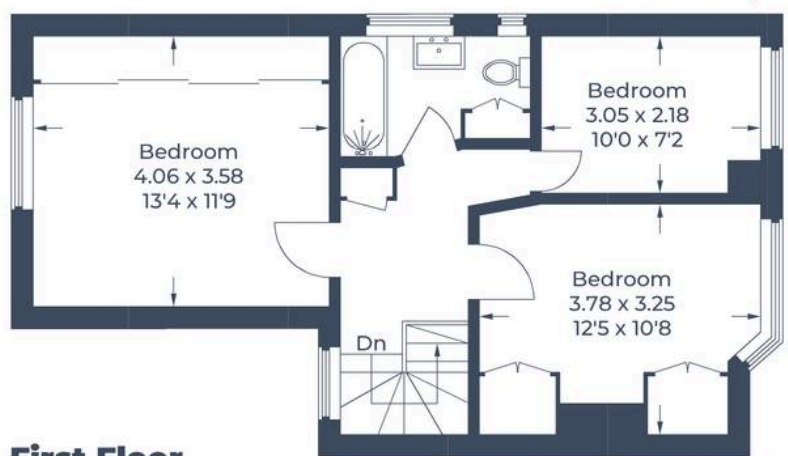








Approximate Gross Internal Area  
Ground Floor = 82.9 sq m / 892 sq ft  
First Floor = 46.3 sq m / 498 sq ft  
Total = 129.2 sq m / 1,390 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service