



33 Hill Farm Avenue, Watford

Guide Price **£525,000**





33 Hill Farm Avenue

Watford, Watford

This well-proportioned three bedroom semi detached house is offered to the market with no upper chain, making it an ideal opportunity for families, first-time buyers or investors alike. Upon entering, you are welcomed into a spacious hallway that leads through to a bright lounge/dining room, perfect for both relaxation and entertaining guests. The property features double glazed windows throughout. The kitchen is fitted with a range of units and offers ample storage and preparation space. Upstairs, there are three generously sized bedrooms, each providing comfortable accommodation and plenty of natural light. The family bathroom is well-appointed.

To the rear of the property, you will find a great sized West facing garden, ideal for enjoying afternoon sun and outdoor dining. The garden is mainly laid to lawn, with a patio area perfect for seating or summer barbeques. The property also benefits from a garage that is approached via a driveway providing off street parking for several vehicles. The driveway is complemented by front garden, adding to the property's attractive kerb appeal.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 Bedroom Semi Detached House
- Lounge / Dining Room
- Double Glazed Windows

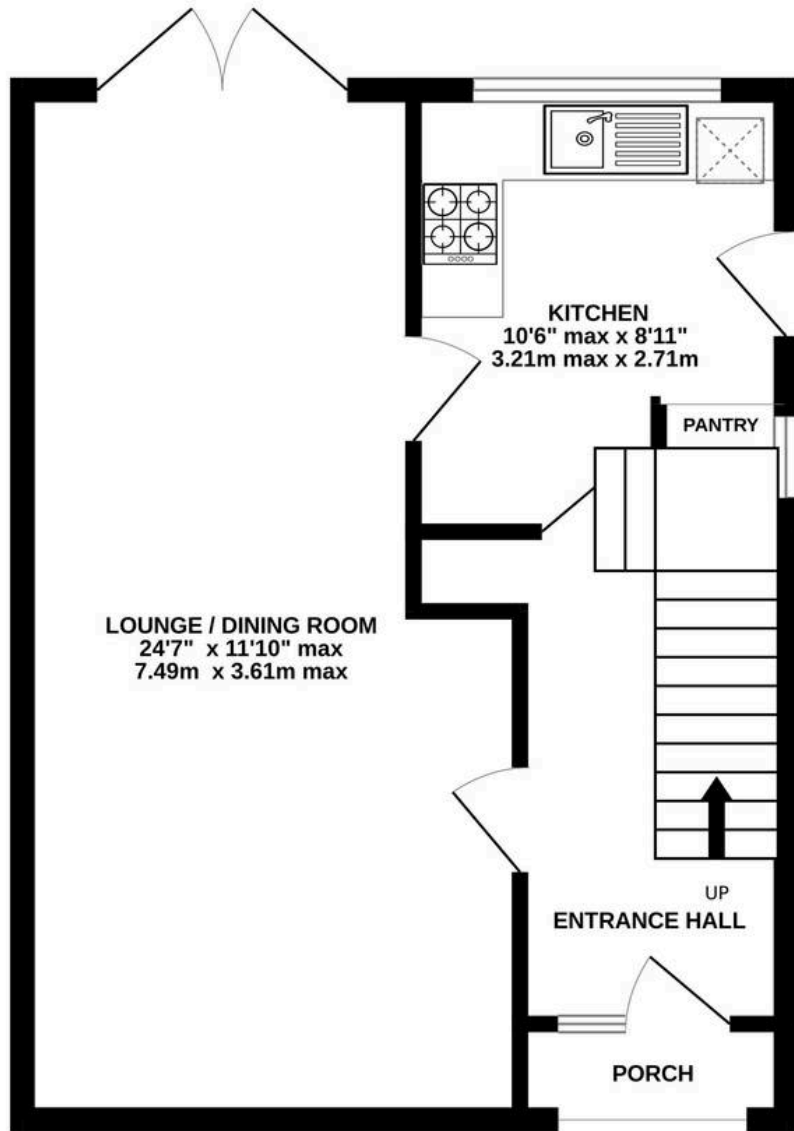




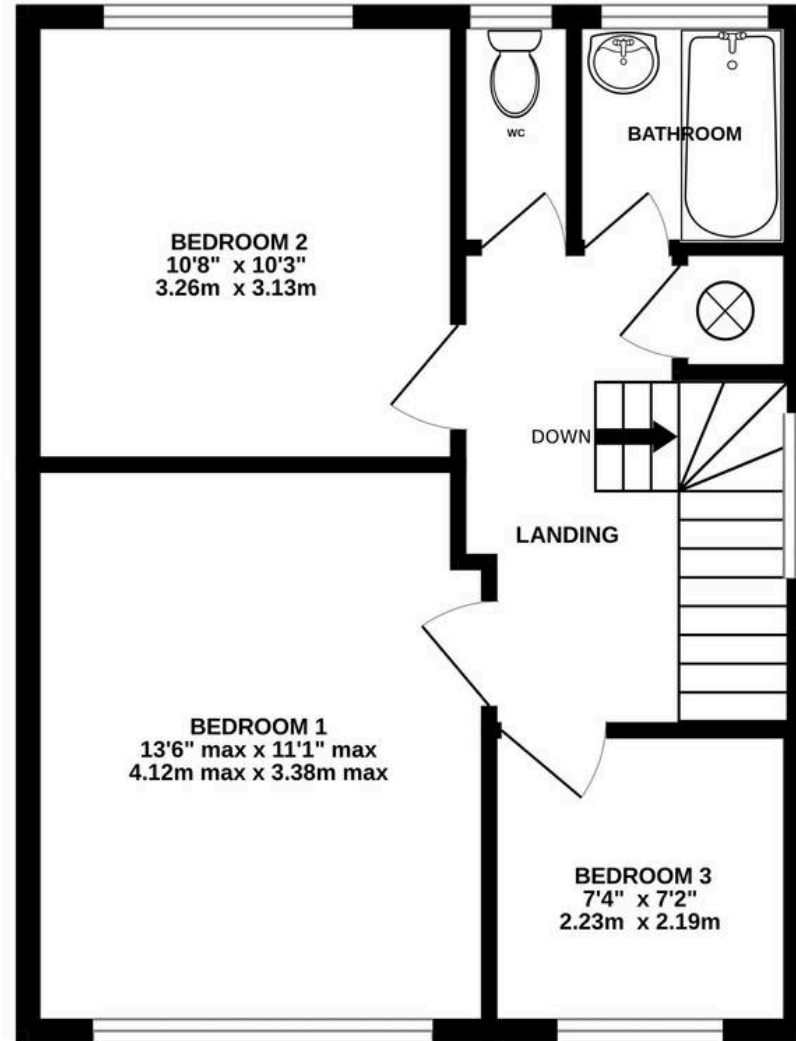




GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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Fairfield – Watford

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