



**AN ATTRACTIVE THREE BEDROOM FAMILY HOME IN GREAT CONDITION
THROUGHOUT**

Hillcroft Crescent, Oxhey Hall, Watford, Hertfordshire, WD19 4PB

ROBSONS

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**SEMI-DETACHED • THREE BEDROOMS •
LIVING ROOM • SPACIOUS OPEN-PLAN
KITCHEN/DINING ROOM • CONSERVATORY •
DOWNSTAIRS W/C • FAMILY BATHROOM •
LARGE REAR GARDEN • DRIVEWAY PARKING**

Description

A charming three bedroom family home located on a popular residential road in Oxhey Hall just off Hampermill Lane.

The property consists of a welcoming entrance hall leading to a bright and spacious front living room with a feature fireplace. To the rear of the property, you will find a stunning open-plan kitchen/dining room and a unique conservatory with bi-fold doors leading out to an impressive and well manicured rear garden. There is also a downstairs w/c to complete this floor.

Upstairs are three bedrooms and a modern family bathroom with a separate shower and a bath.

The property benefits from a large rear garden with an outbuilding and to the front a driveway providing parking for up to three vehicles.





Ideally located within catchment for highly regarded schools and close to Carpenders Park and Bushey stations, this home combines suburban tranquillity with superb connectivity, making it an excellent choice for families and commuters alike.

Oxhey Hall is a beautiful part of Watford, designated as a Conservation Area, containing quiet tree-lined roads off Hampermill Lane towards Moor Park and Northwood. There are good local amenities including Moor Park underground station and Bushey main line station with fast trains into Euston. Highly regarded schools such as Merchant Taylors and Eastbury Farm are also just a short drive away.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers

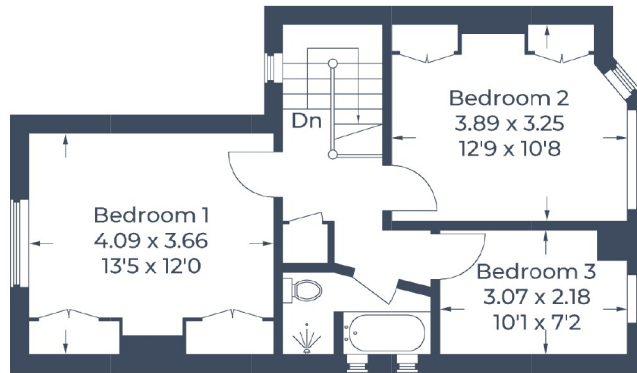
Council Tax Band: E

Energy Efficiency Rating: D

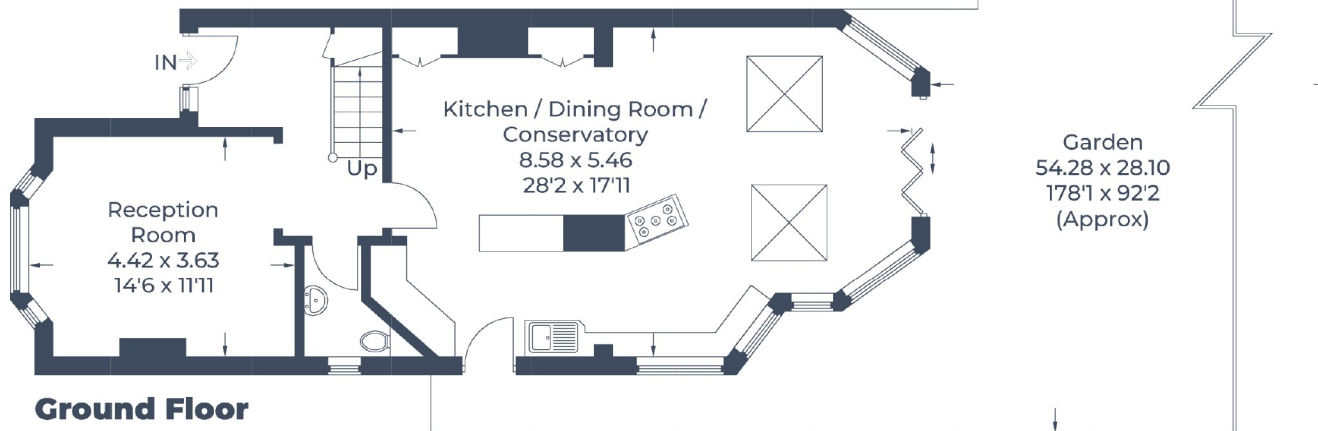
For additional information, please refer to www.robsonsworld.com or call us on: 01923 835355.



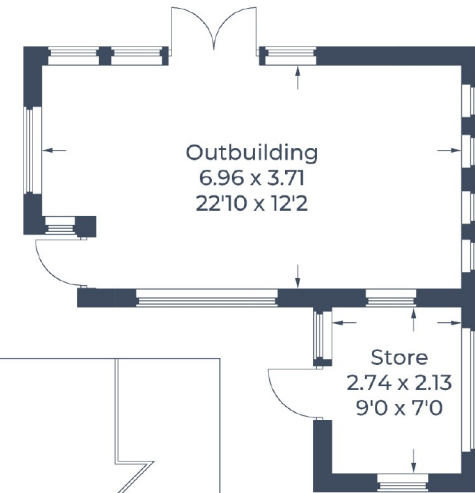
Approximate Gross Internal Area = 117.1 sq m / 1,260 sq ft
 Outbuilding = 31.0 sq m / 334 sq ft
 Total = 148.1 sq m / 1,594 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

Garden
54.28 x 28.10
178'1 x 92'2
(Approx)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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7 Clive Parade, Northwood, HA6 2QF
 Tel: 01923 835355 Email: northwood@robsonswb.com
www.robsonswb.com

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