



**A THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH NO ONWARD CHAIN**

Hillcroft Crescent, Oxhey Hall, Watford, WD19 4PB

**ROBSONS**

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**SEMI-DETACHED • 3 BEDROOMS • 2  
RECEPTION ROOMS • KITCHEN •  
DOWNSTAIRS BEDROOM WITH SHOWER AND  
W/C • FAMILY BATHROOM • REAR GARDEN •  
DRIVEWAY PARKING • GARAGE**

### Description

A well-proportioned three bedroom semi-detached family home, ideally positioned in a residential location and offered to the market with the advantage of no onward chain.

The property offers flexible and versatile accommodation throughout. To the front of the home is a bright and welcoming living room, which leads through to a ground floor bedroom complete with its own shower and w/c. To the rear, a further spacious living/dining room provides an excellent space for entertaining and everyday family life, featuring sliding doors that open directly onto the rear garden. The fitted kitchen offers ample storage and workspace, complemented by a convenient downstairs w/c.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.





Externally, the property benefits from a private rear garden with a patio area, perfect for outdoor dining and relaxation. To the front, a driveway provides off-street parking, and the property further benefits from a garage accessed via an access road to the rear.

### **Location**

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.

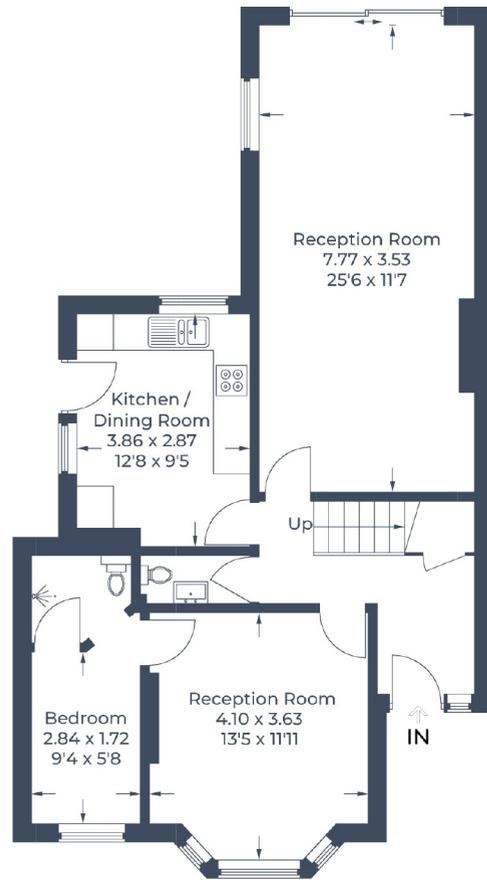
### **Additional Information**

Tenure: Freehold  
Local Authority: Three Rivers  
Council Tax Band: F  
Energy Efficiency Rating: D

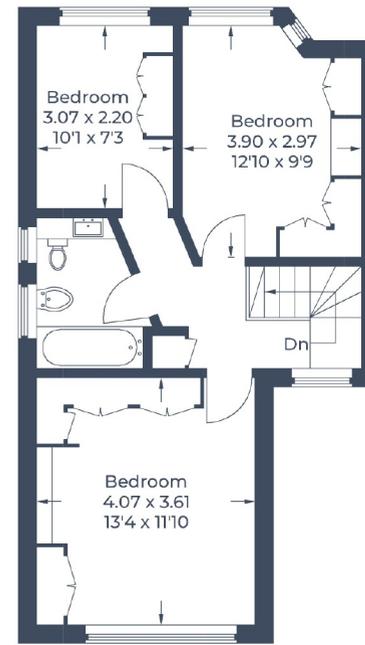
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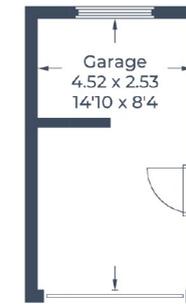
Approximate Gross Internal Area  
Ground Floor = 73.8 sq m / 794 sq ft  
First Floor = 45.2 sq m / 486 sq ft  
Garage = 11.5 sq m / 124 sq ft  
Total = 130.5 sq m / 1,404 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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