



Hillcroft Crescent, Watford, WD19 4PB
Guide Price £670,000 | Freehold

Lr **LAWRENCE RAND**



Key Features & Description:

- Halls adjoining semi detached
- 140 rear garden
- Utility area
- Ground floor w/c
- Conservatory

A spacious three bedroom halls-adjointing semi detached property with a 140' rear garden situated on one of Oxhey Hall's most prestigious roads.

Presented in excellent order throughout the property features a spacious L shaped entrance hallway, downstairs cloakroom, front reception room, kitchen/dining room, opening into a spacious conservatory extension. There are three bedrooms and family shower-room. Externally there is a fully equipped utility room leading into a storage shed.

To the front is a driveway for several vehicles and to the rear is an enclosed garden of around 140' with a large patio and decking area with bar.

Oxhey Hall is close to the Town centres of Oxhey & Watford which both offer a wide variety of shops, boutiques, restaurants, bars and food halls. Nearby stations (Carpenders Park and Bushey) provide fast commuter links into Central London.

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Location:

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Verified Material Information:

Local authority: Three Rivers

Council tax band: F

Energy Performance Certificate Rating: D

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

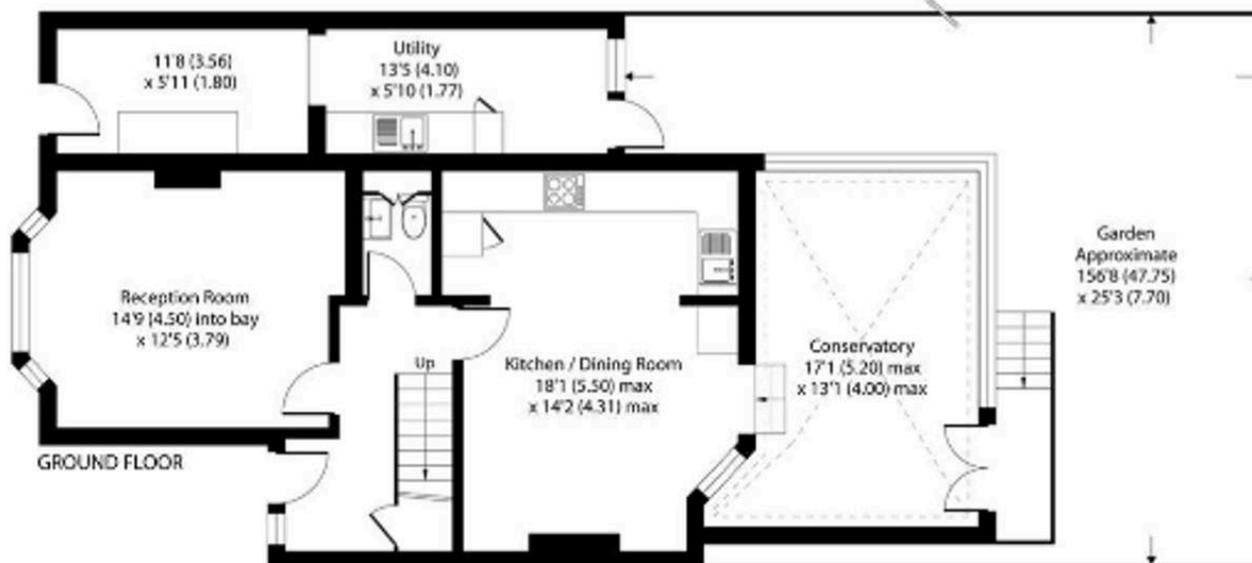
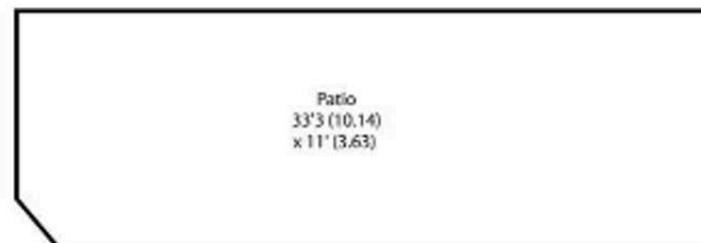
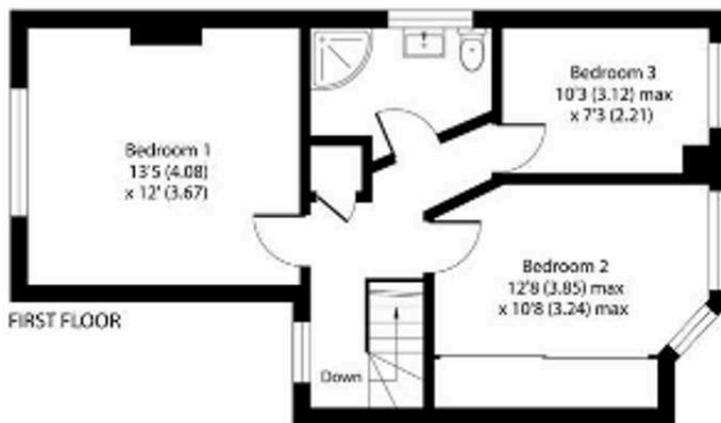
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





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