



A 3 BEDROOM HOUSE IN THE OXHEY HALL CONSERVATION AREA

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

ROBSONS

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**LIVING ROOM • KITCHEN /DINING AREA/
FAMILY ROOM • SHOWER ROOM/WC • THREE
BEDROOMS • BATHROOM • SECLUDED REAR
GARDEN WITH SUMMERHOUSE/CABIN •
WORKSHOP • OFF STREET PARKING**

Description

An attractive 1930's, three bedroom semi-detached house ideally positioned in the sought after Oxhey Hall conservation area.

This beautiful home has been thoughtfully extended and modernised creating a spacious, light filled interior, comprising an entrance hall with ground floor shower room/ WC, and a lounge with bay window to the front aspect. The family room to the rear flows through to open plan kitchen/ diner, fitted with white high gloss units, contrasting worktops and integrated appliances.

To the first floor there are three bedrooms, the master benefiting from a range of fitted wardrobes, plus a modern family bathroom.





Description

The rear garden extends to in excess of 160' and is mostly laid to lawn with mature shrub and flowerbed borders, with patio seating area and footpath leading to a recently constructed timber cabin.

To the front of the property the driveway provides off street parking for two vehicles.

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 (which is within walking distance) with fast trains into Euston. Highly regarded schools such as Merchant Taylors and Eastbury Farm are also just a short drive away.

Additional Information

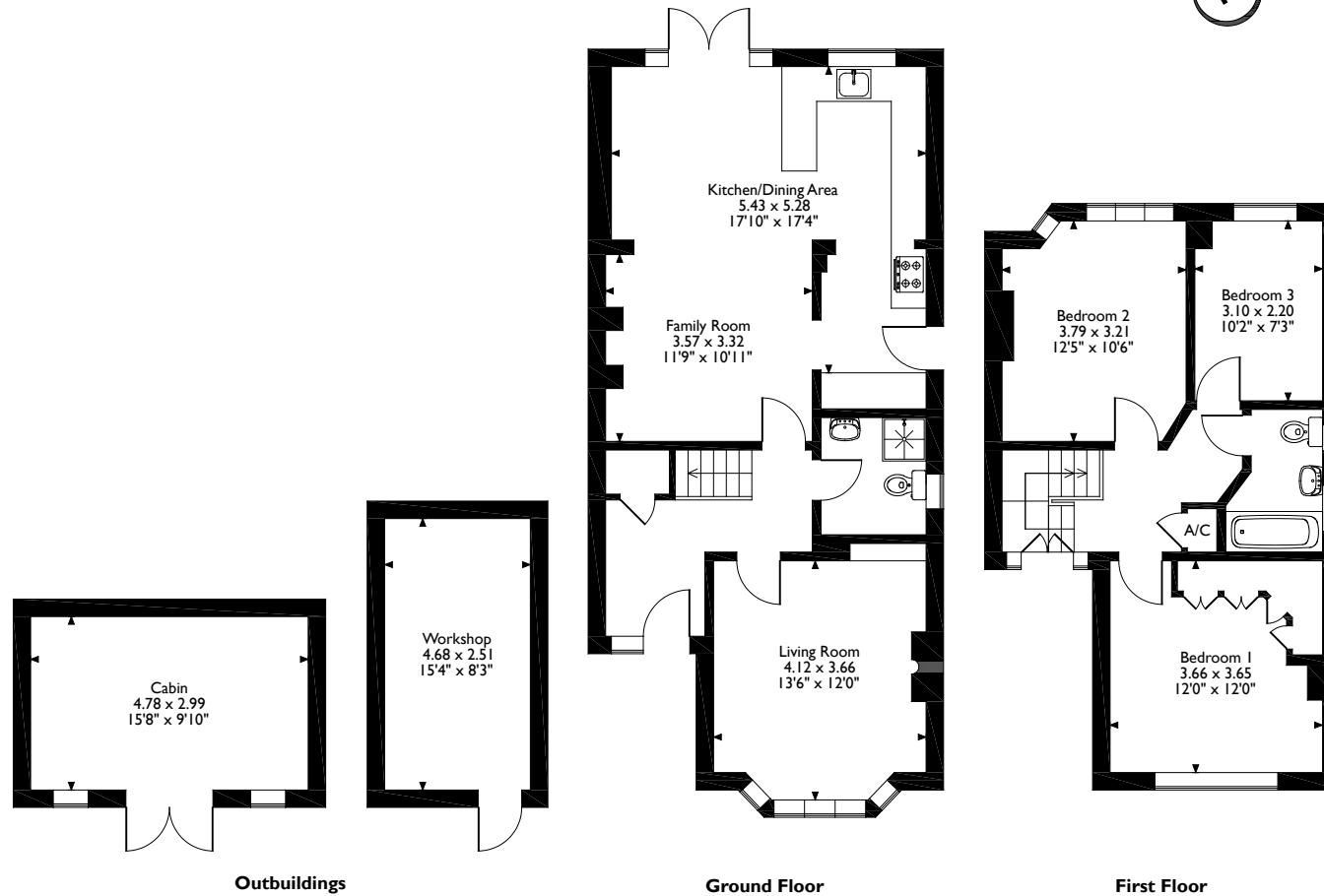
Tenure: Freehold

Local Authority: Three Rivers District Council

Energy Efficiency Rating: Band E



Approximate Gross Internal Area
Main House = 109 Sq M/1173 Sq Ft
Outbuildings = 26 Sq M/280 Sq Ft
Total = 135 Sq M/1453 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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