



9 Hillrise Avenue, North Watford  
£575,000



 fairfieldestates



## 9 Hillrise Avenue

Watford, Hertfordshire, WD24 7NP

A well presented three bedroom chalet bungalow on the sought after Tudor Estate. Featuring spacious open plan living, modern kitchen, two ground floor bedrooms, large main bedroom with dressing area, driveway parking and a low maintenance rear garden.

This well presented three bedroom chalet bungalow sits on the ever popular Tudor Estate, a friendly residential area known for its good schools, easy access to town and nearby green spaces.

Inside, this home has a welcoming feel with a bright open plan living and dining room that offers plenty of space to relax or entertain. The kitchen is smartly fitted and practical, and the two ground floor bedrooms provide flexibility for family, guests or home working. Upstairs, the main bedroom is a great size and includes a dressing area and eaves storage. Outside, there's a generous driveway with parking for several cars and a rear garden designed for easy upkeep – with a patio and powered shed that's ideal as a workshop or hobby space.

Bungalows on the Tudor Estate don't come up often, so early viewing is recommended to appreciate everything this one has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi Detached Chalet Bungalow
- Three Bedrooms
- Excellent Condition Throughout







Approximate Gross Internal Area  
Ground Floor = 59.4 sq m / 639 sq ft  
First Floor = 26.8 sq m / 288 sq ft  
Garden Workshop = 25.9 sq m / 279 sq ft  
Total = 112.1 sq m / 1,206 sq ft



**Ground Floor**



**First Floor**

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

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## Fairfield – Watford

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