



**OLIVER**  
**& AKERS** EST.2014

*Estate Agency with a personal touch!*

**Kildonan Close, Watford, Herts, WD17**



This DETACHED CHALET BUNGALOW is situated in a PRETTY CUL-DE-SAC within easy walking distance of Watford Junction Station, Watford Tube Station and the Town Centre and also benefits from GREAT ROAD Links. Offering VERSATILE ACCOMMODATION, this lovely home extends over 1500 Sq Ft. Call Oliver and Akers for further details.

- **Detached Bungalow**
- **20ft Lounge**
- **Over 1500 Sq Ft**
- **Kitchen / Breakfast Room**
- **Four Bedrooms**
- **Garage**
- **Two Bathrooms**
- **Great for Commuters!**

**£830,000 Freehold**

# **Kildonan Close, Watford, Herts, WD17**

## **Accommodation Comprises**

**Entrance Hall**

**Kitchen/ Breakfast Room**

**Kitchen Area 10'8" x 10'5" (3.25m x 3.18m)**

**Dining Area 11'5" x 10'3" (3.48m x 3.12m)**

**Lounge 19'8" x 14'4" (5.99m x 4.37m)**

**Guest WC**

**Bedroom Three 10'10" x 11'1" (3.30m x 3.38m)**

**Bedroom Four 11'1" x 7'4" (3.38m x 2.24m)**

**Shower Room**

**Stairs to First Floor**

**Bedroom One 26'4" x 13'3" (8.03m x 4.04m) MAX POINTS**

**En-Suite**

**Bedroom Two 16'11" x 11'0" (5.16m x 3.35m)**

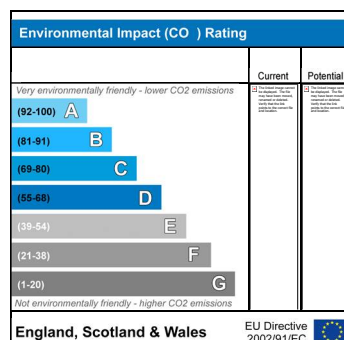
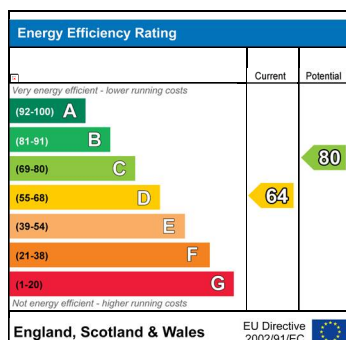
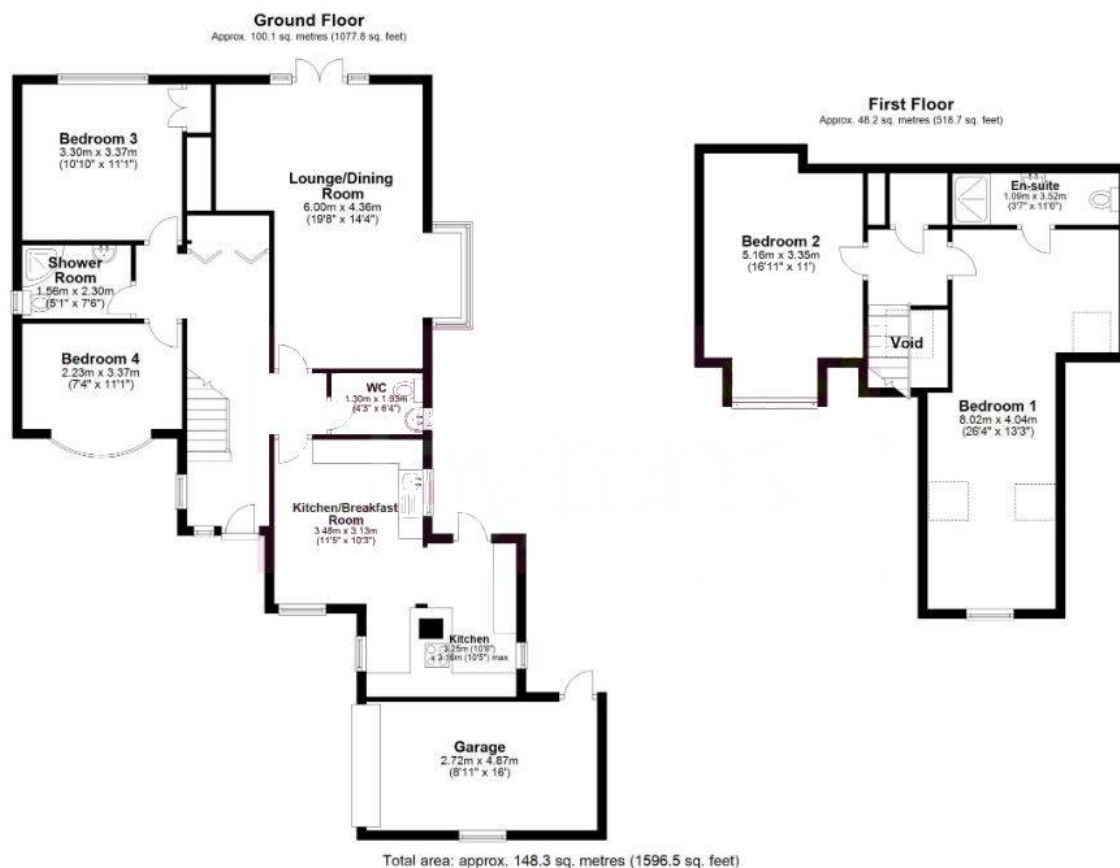
**Exterior**

**Garage 16'0" x 8'11" (4.88m x 2.72m)**

**Enclosed Courtyard Rear Garden**

**Parking for Several Cars**





**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.