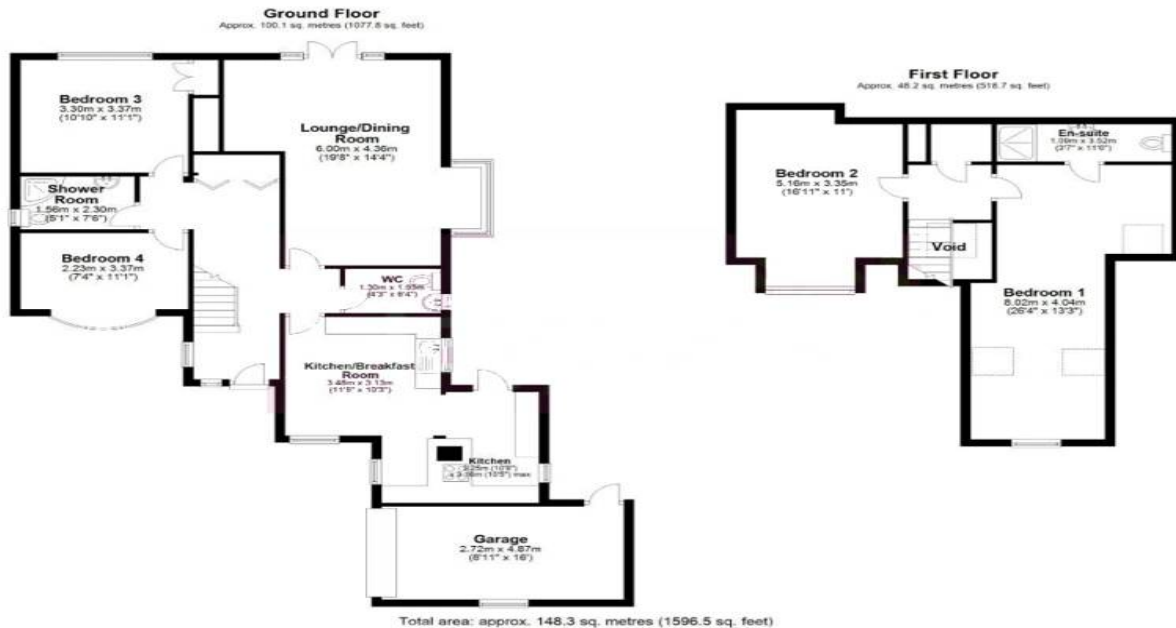


# OLIVER

& 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!**

**£799,950 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)**

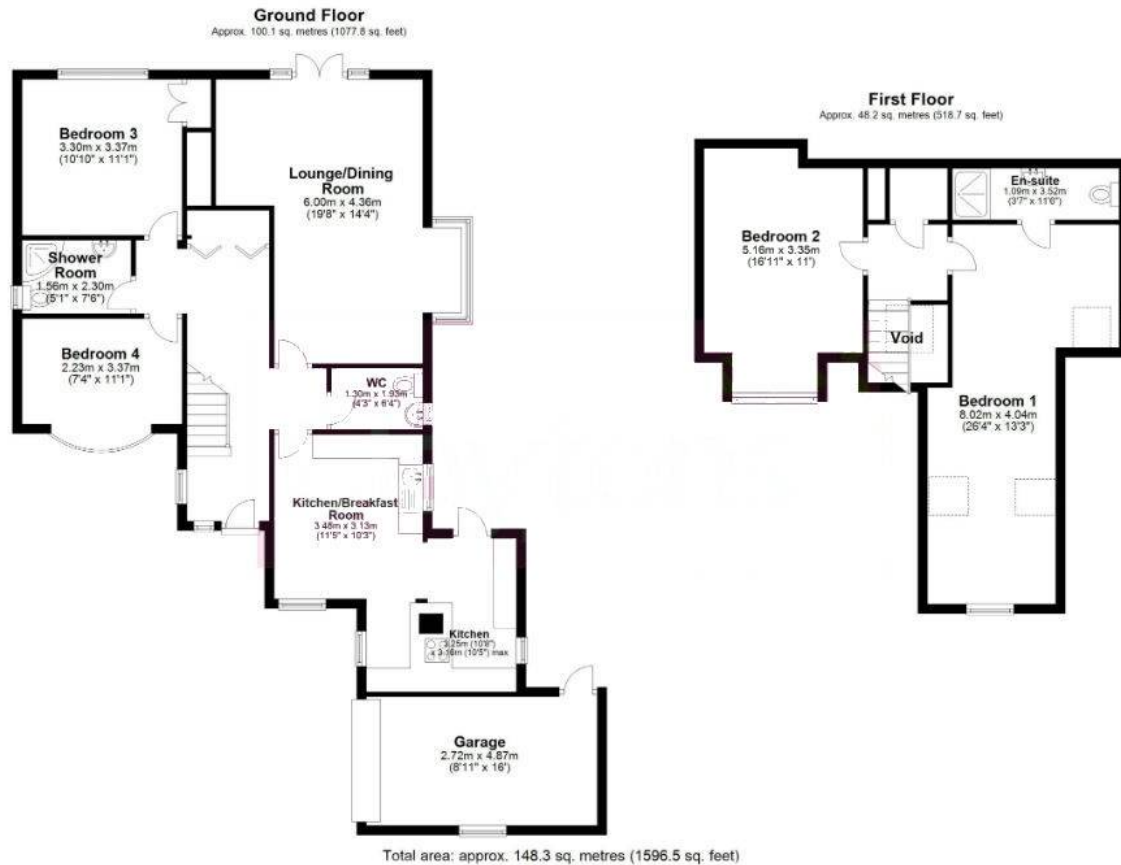
**Exterior**

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

**Enclosed Courtyard Rear Garden**

**Parking for Several Cars**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>64</b>	<b>80</b>
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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- (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.