

FREEHOLD



House - Detached (EPC Rating: B)

**KILDONAN CLOSE, WATFORD, WD17
4LH**

£1,495,000

6 Bedroom House - Detached located in Watford

An exceptional six bedroom detached home situated in a quiet cul-de-sac within in the sought after WD17 postcode, close to outstanding schools and green spaces and parks. Approximately a mile to the town centre with its fabulous array of entertainment/leisure brands and restaurants and Watford Junction (mainline Euston in under 20 minutes). Freehold with no onward chain. EPC rating B.

Kildonan Close is a stunning family home providing excellent living accommodation arranged over three floors with integrated garage.

The entire ground floor has underfloor heating and comprises of a tiled hallway leading to the large octagonal reception hall from where all principle ground floor rooms are accessed.

Kitchen / Family / Dining Room

This hugely impressive area is located to the rear of the property with offering copious space for both dining and seating and is the perfect hub of the home, ideal for modern living and busy family life. The kitchen area offers a full range of integrated appliances and gas hob which are complimented by large matching island unit and breakfast bar. This room is well lit with numerous recessed spotlights, large skylight and bespoke bi-fold doors leading onto the rear garden.

Sitting Room

The principle reception room is of dual aspect situated to the front of the property and features a beautiful stone fireplace and spotlights.

Utility Room, Study and WC

There is a separate carpeted study with spotlights and a utility room which houses the Vaillant boiler is located next to the kitchen. Also from the hallway there are doors to a cloaks cupboard, guest cloakroom and the integral garage.

Master Bedroom

The first floor offers four double bedrooms and three bathrooms. The spacious master bedroom is 22' in length offering built in wardrobes and boasts a stunning en-suite bathroom with his and hers sinks, double shower unit and WC.

Bedroom Two, Bedroom Three and Bedroom Four

All three other bedrooms on the first floor benefit from built in wardrobes with bedroom two also featuring an en-suite. The first floor is completed with a large family bathroom with bath and separate shower unit.

Bedroom Five and Bedroom Six

The top floor offers two large double bedrooms, with en-suite shower rooms, skylights and access to an abundance of storage within the eaves.

To the front of the property there is access via an up and over door to the integrated garage, paved driveway for three cars, trees and shrubs and low brick built border to the front and side. There is side access both sides to the rear garden which is mainly laid to lawn with raised flower beds bordering the garden.

Location: Watford Town Centre is located less than a mile away with an excellent selection of shops, restaurants and cafes including the Atria Shopping Centre. Transport facilities include the Metropolitan line at Watford Junction with the mainline from Watford to Euston (20 minutes on the fast train). Junction 5 and 6 give access to the M1, and junction 19 or 20 to the M25, connecting with the national motorway network and airports.

The property is located within close proximity to two of the best state secondary schools in the country, Watford Boys' Grammar and Watford Girls' Grammar.

Cassiobury Park is ideally located close by and includes cafes, children's water playground, and walks via the river Gade, the Grand Union Canal and the woods and fields beyond.

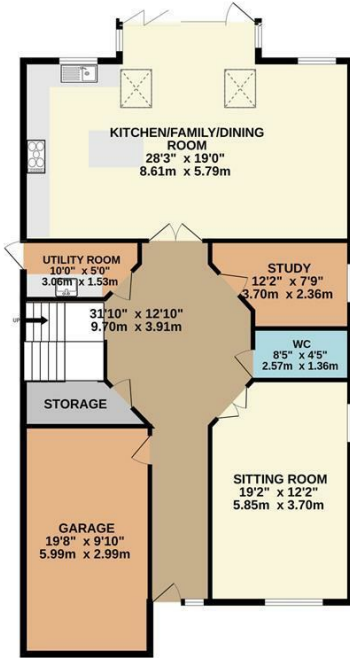
FREEHOLD

Square footage: 3,305 sq ft.

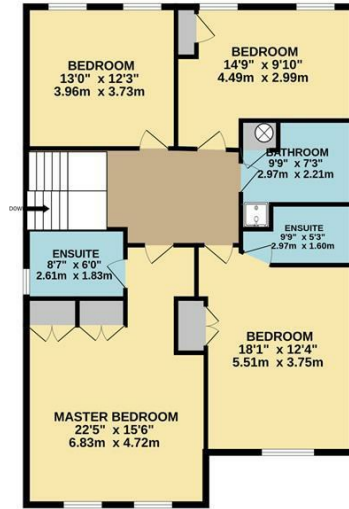


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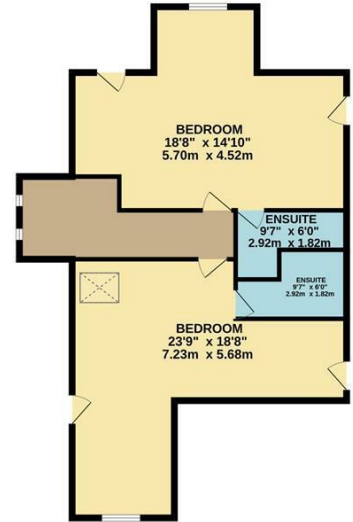
GROUND FLOOR



1ST FLOOR



2ND FLOOR



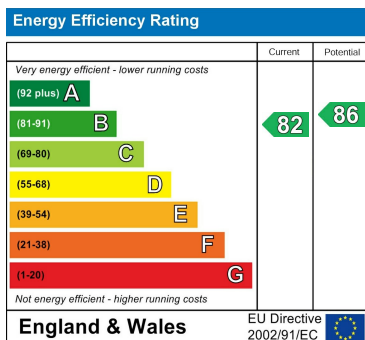
TOTAL FLOOR AREA: 3305sq.ft. (307.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

B

Energy Performance Graph



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