





## AN ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW WITH PARKING AND GARAGE – CHAIN FREE SALE

This delightful bungalow offers bright, spacious and well-presented accommodation and is situated within close proximity of the Courtlands Drive shopping parade, a choice of bus routes and major road links M1, M25 and A41. The lovely Cheslyn Gardens, Nascot Wood, are within a short walking distance.

Accommodation comprises of an entrance hallway with storage, guest w.c., front aspect reception room, large modern fitted kitchen/dining area with integrated appliances, a lovely conservatory with underfloor heating, two bedrooms and modern fitted shower room.

Externally, there is an easy to maintain and private garden, gravel driveway providing parking for two cars and a brick-built garage.



### KEY FEATURES

- One of only two bungalows – unique setting
- Chain free sale
- Immaculately presented
- Garage and parking for two cars
- Shower room and guest w.c.
- Double glazing



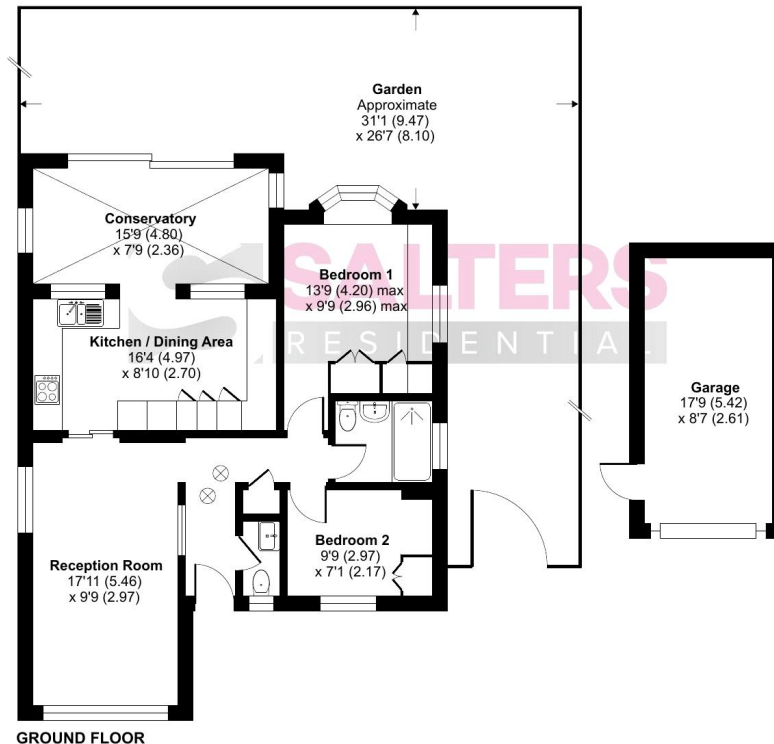
## Fairview Drive, Watford, WD17

Approximate Area = 803 sq ft / 74.6 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 955 sq ft / 88.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checon 2026. Produced for Salters Residential. REF: 1467900

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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