



**Connells**

Lemonfield Drive  
Garston Watford



### Property Description

A delightful extended three bedroom family home located in this popular Drive in Garston. With a large lounge/ diner, fitted kitchen, utility room with WC and integral garage on the ground floor. The rear garden has a patio area that is perfect for outdoor dining in the warmer months, overlooking the lawn area with a feature summer-house/ studio. On the first floor area two double bedroom and a single bedroom, and a modern bathroom. This super home is well placed for Coates Way and Parmiters schools, a handy Londis grocery store and also close to the M1. There is ample off road parking and your viewing is highly advised.



## Entrance Hall

Front door.

## Living room/ diner

13' 3" max x 23' 9" max ( 4.04m max x 7.24m max )

Two radiators, window, sliding patio door.

## Kitchen

8' 4" x 10' 5" ( 2.54m x 3.17m )

Window, sink with drainer, range of wall and base units, cooker point.

## Utility Room

11' 6" x 8' 8" max ( 3.51m x 2.64m max )

## Cloakroom

WC, vanity unit, window.

## Integral Garage

## First Floor Landing

## Bedroom 1

14' 1" max x 9' 3" max ( 4.29m max x 2.82m max )

Radiator, window.

## Bedroom 2

9' 4" x 9' 2" ( 2.84m x 2.79m )

Laminate flooring, radiator, window.

## Bedroom 3

6' 11" max x 10' max ( 2.11m max x 3.05m max )

Laminate flooring, window, radiator.

## Bathroom

Bath, taps with shower attachment over, WC, wash hand basin, tiled walls, window.

## Loft

Pull down ladder, boarded.

## Outside

## Front Garden

Off road parking for five cars.

## Rear Garden

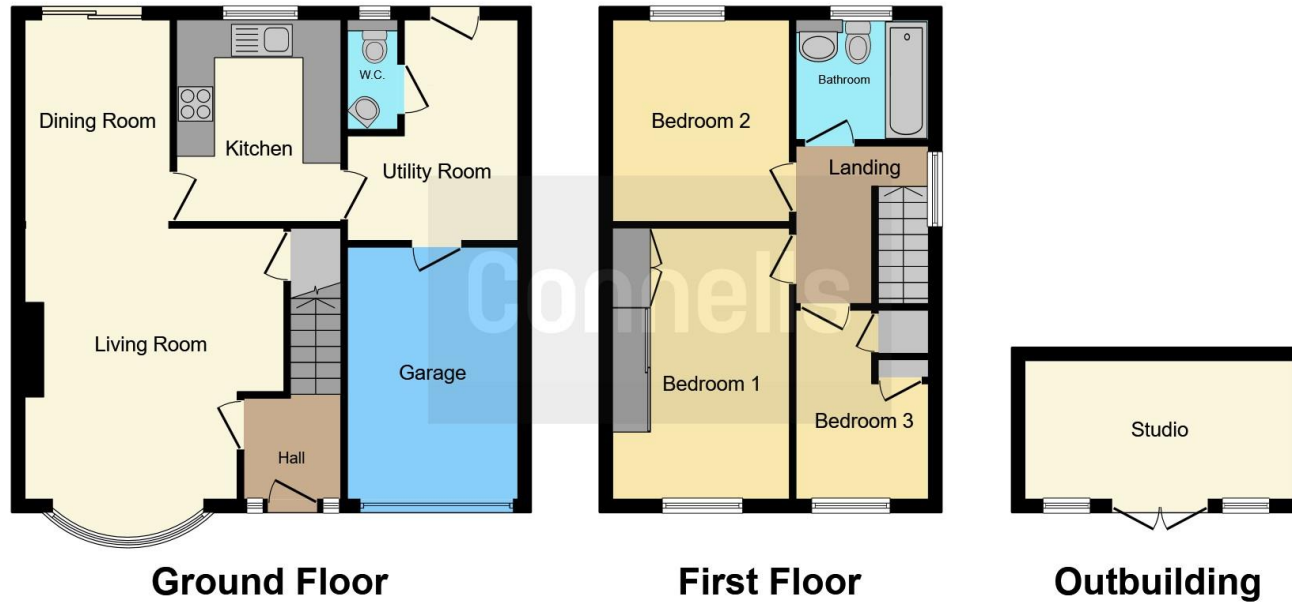
Lawn area, patio area.

## Summer House









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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