



Connells

Lemonfield Drive
Watford



Property Description

A four bedroom detached property in need of some modernisation. This property is an opportunity for buy to let landlords and should be seen for the size to be appreciated. On the ground floor there is a large living/ dining room, a downstairs cloakroom, fitted kitchen, second reception room, shower room and a large play room. On the second floor are four double bedrooms, a single bedroom and the family bathroom. Bedroom 4 has the added benefit of a small kitchen area. The front garden is paved for off road parking and has a lawn area and the rear garden has a lawn area. Well placed for sought after Coates Way and Parmiters schools.



Entrance Hall

Front door.

Cloakroom

WC, basin.

Lounge/ Diner

24' 9" max x 16' 7" max (7.54m max x 5.05m max)

Doors to garden.

Playroom

17' 7" max x 7' 8" max (5.36m max x 2.34m max)

Window to front.

Kitchen

10' 4" max x 8' 5" max (3.15m max x 2.57m max)

Fitted kitchen comprising wall and base units, cooker point, door to side.

Living Room

Window to rear.

First Floor Landing

Bedroom 1

13' 4" x 9' 8" (4.06m x 2.95m)

Window to rear.

Bedroom 2

10' 4" x 9' 8" (3.15m x 2.95m)

Window to front.

Bedroom 3

9' 8" x 7' 5" (2.95m x 2.26m)

Window to rear.

Bedroom 4

19' 3" x 8' 2" (5.87m x 2.49m)

Window to rear, sink.

Bathroom

WC, basin, bath.

Outside

Front Garden

Paved area, lawn area.

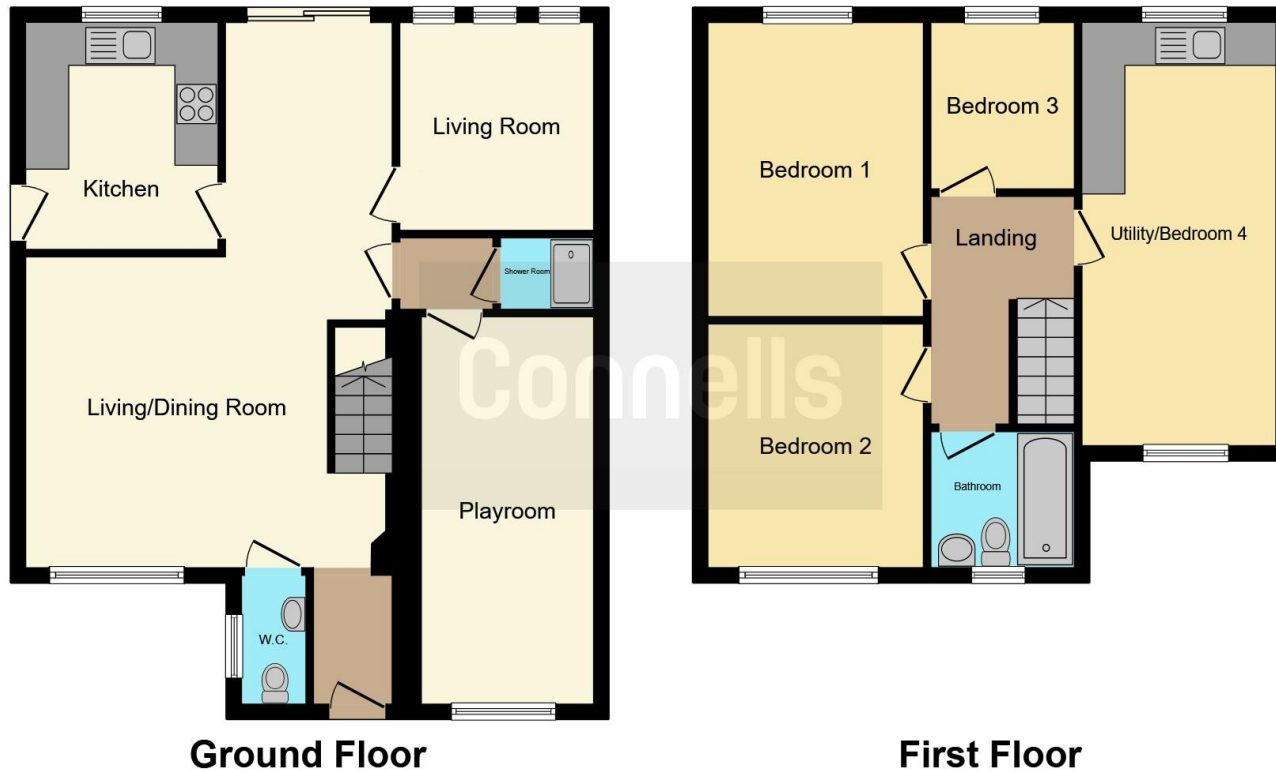
Rear Garden

Lawn area.









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

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Tenure: Freehold



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