



Connells

Lemonfield Drive
Watford



Property Description

A well-presented THREE BEDROOM HOUSE situated in the sought after Lemonfield estate, it is the perfect family home in a good location close to local amenities and prestigious secondary schools. The property comprises an entrance hall, lounge, dining room/ conservatory, a fitted kitchen/ breakfast area and family bathroom. It also benefits from a garage and off street parking. There is off road parking and a well-kept rear garden which is laid to lawn with a patio area.

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Front door.

Lounge

16' 10" x 9' 10" (5.13m x 3.00m)

Dining Room/ Conservatory

11' 7" x 14' 8" (3.53m x 4.47m)

Kitchen Area

15' 10" x 9' 6" (4.83m x 2.90m)

Utility Room

8' 7" x 10' 7" (2.62m x 3.23m)



First Floor Landing

Bedroom 1

9' 1" x 11' 8" (2.77m x 3.56m)

Bedroom 2

9' 7" x 7' 6" plus built in wardrobes (2.92m x 2.29m plus built in wardrobes)

Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m)

Bathroom

Wash hand basin, WC, shower attachment in bath.

Outside

Garage

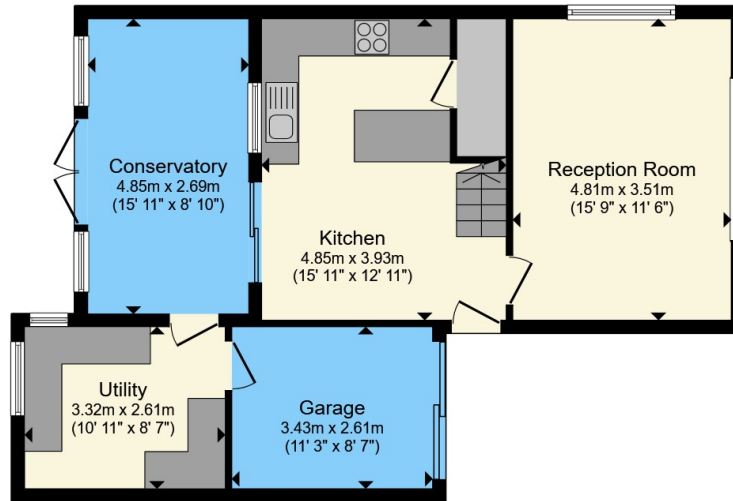
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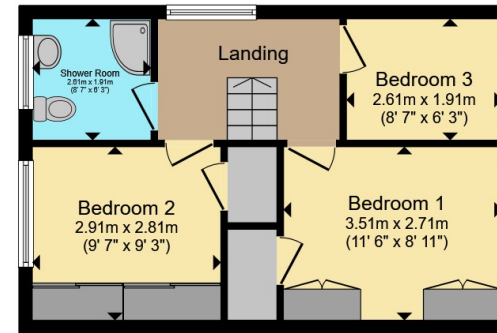








Ground Floor



First Floor

Total floor area 104.3 m² (1,123 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103537



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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