



Connells

Lemonfield Drive
WATFORD



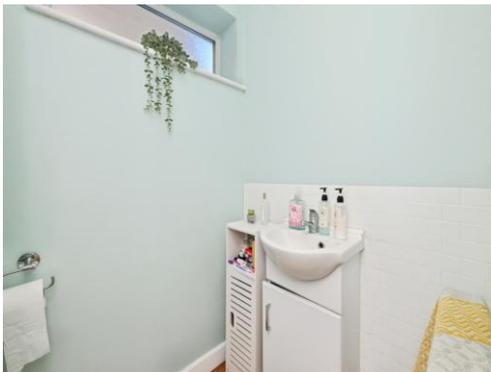
Property Description

Situated in the desirable Lemonfield Estate, this beautifully presented home offers outstanding versatility for modern family living. The welcoming entrance hall leads to a cloakroom, a utility room, and a stylish kitchen that opens into a spacious extended breakfast/dining area—a standout feature perfect for entertaining or everyday family life.

The first floor hosts three well-proportioned bedrooms and a family bathroom. The top floor boasts a large loft room complete with ensuite, providing an excellent additional bedroom or private workspace.

Outside, the property benefits from off-road parking and a well-maintained garden laid to lawn with a patio area, creating an ideal space for relaxation and outdoor dining.

Lemonfield Drive sits within the Leavesden ward, a popular residential area in Three Rivers known for strong home ownership and family-friendly surroundings. The property is exceptionally placed for schooling, with Parmiter's and St Michael's both close by, plus Coates Way JMI a short walk away. Commuters will appreciate the excellent links to M1 and M25, while local amenities, green spaces and healthcare services are all conveniently near.



Entrance Hall

Front door,

Cloakroom

wash hand basin, WC.

Utility Room

Plumbing for washing machine.

Lounge

15' 11" x 12' (4.85m x 3.66m)

Kitchen Area

15' 9" x 9' 10" (4.80m x 3.00m)

Stainless steel sink, cooker point.

Dining Room

23' 4" x 9' 10" (7.11m x 3.00m)

Doors to patio.

First Floor Landing

Bedroom 2

11' 8" x 9' 2" (3.56m x 2.79m)

Window.

Bedroom 3

9' 10" x 9' 5" (3.00m x 2.87m)

Window.

Bedroom 4

8' 9" x 6' 5" (2.67m x 1.96m)

Window.

Bathroom

Bath, wash hand basin, WC.

Second Floor

Bedroom 1

19' 4" x 15' 1" (5.89m x 4.60m)

Ensuite

Shower, wash hand basin, WC.

Outside

Front Garden

Rear Garden

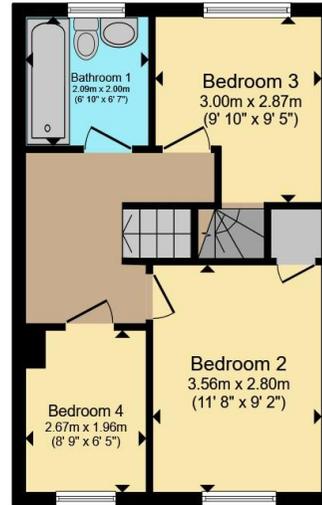




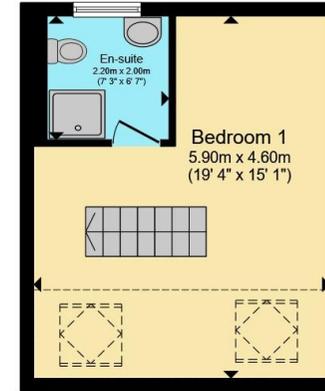




Ground Floor



First Floor



Second Floor

Total floor area 141.3 m² (1,521 sq.ft.) approx

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T 01923 674504

E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: Council Tax
Awaited Band: E

Tenure: Freehold

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