



Connells

Coles Farm Chequers Lane
WATFORD



Property Description

This attractive Victorian family home offers flexible living over three floors, including a sitting room, kitchen/breakfast room, dining area and a spacious conservatory opening onto the rear garden. The first floor provides a main bedroom, a further double bedroom and a family bathroom, while the top floor features an additional double bedroom, office/Bedroom 4 and a second bathroom. Outside, the property includes front and rear gardens and a large outbuilding, offering excellent potential for conversion into ancillary accommodation (STPP)

Situated in a peaceful semi-rural setting on Chequers Lane, this home enjoys the benefit of long-established neighbouring ownership. The property offers convenient access to Parmiter's School (approximately 770 yards away), the M1 and M25 motorways, and the amenities of Abbots Langley. Excellent transport links are close by, with mainline railway stations at Watford, St Albans City and Kings Langley, while the historic Roman city of St Albans is just a stone's throw away.



A rare opportunity to secure a characterful four-bedroom property with generous living space, beautiful gardens, and scope for further enhancement.

Early viewing is strongly recommended.

Entrance Hall

Front door.

Lounge

15' 10" max x 13' (4.83m max x 3.96m)

Kitchen/ Diner

20' 1" x 11' (6.12m x 3.35m)

Conservatory

22' 1" max x 18' 7" (6.73m max x 5.66m)

First Floor Landing

Bedroom 1

15' 10" x 13' (4.83m x 3.96m)

Bedroom 2

11' 3" x 11' (3.43m x 3.35m)

Bedroom 3

13' 6" x 12' 11" (4.11m x 3.94m)

Bedroom 4

12' x 9' 6" (3.66m x 2.90m)

Bathroom

Four piece suite.

Outside

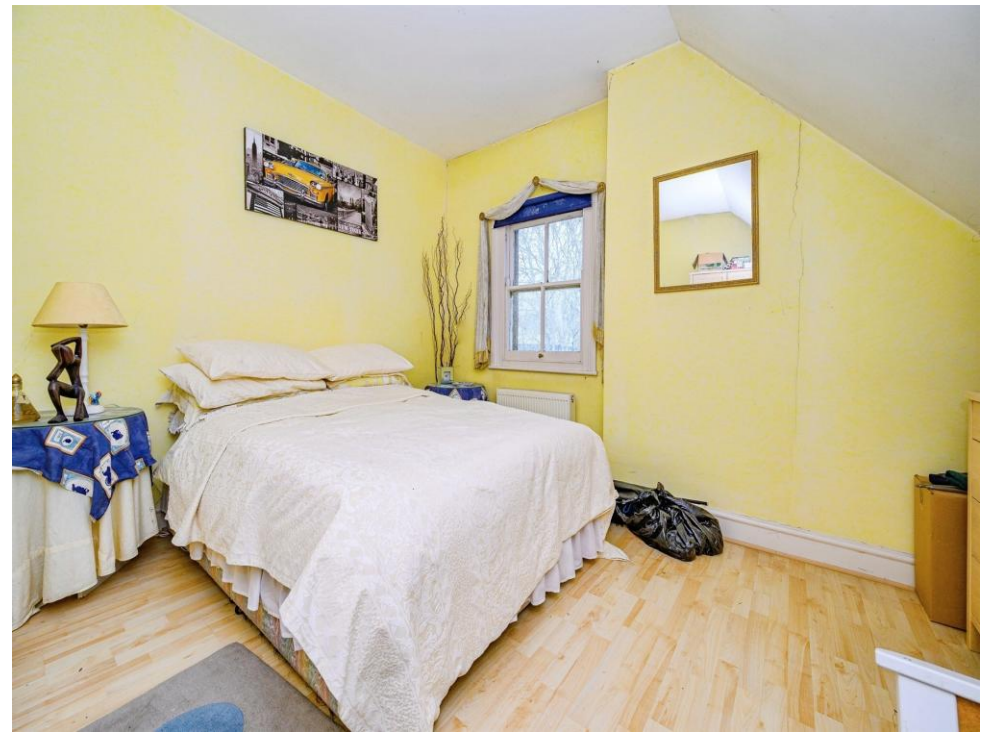
Front Garden

Rear Garden

Outbuilding

34' 4" x 21' 8" (10.46m x 6.60m)









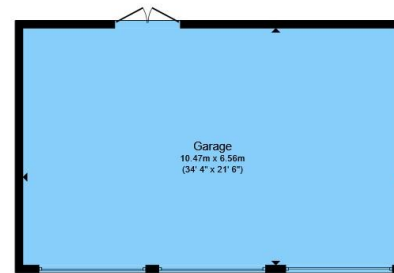
Ground Floor



First Floor



Second Floor



Garage

Total floor area 244.9 m² (2,636 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: F Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103503



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