





AN EXTENDED FOUR/FIVE BEDROOM MID TERRACED HOUSE WITH A 17FT 3 X 16FT 1 KITCHEN/FAMILY ROOM

This bright and spacious family home benefits from front, rear and loft extensions and therefore offers versatile living space over three floors. Mutchetts Close is situated on the sought after Lemonfield Estate which is ideally situated to easily access a choice of highly rated schools for all ages, major road links M1, M25 and the beautiful Bricket Wood Common.

The ground floor is made up of an entrance hallway, 21ft 11 x 12ft 9 reception room and a large, rear aspect kitchen/family room with integrated appliances. On the first floor there are three bedrooms and family bathroom. The impressive loft conversion currently provides two bedrooms and a dressing room. However, if desired there is the option of utilising the loft conversion space as one large master bedroom with en-suite shower room. Externally, there is an easy to maintain, sunny aspect rear garden complimented by a large summer house with gated rear access.



KEY FEATURES

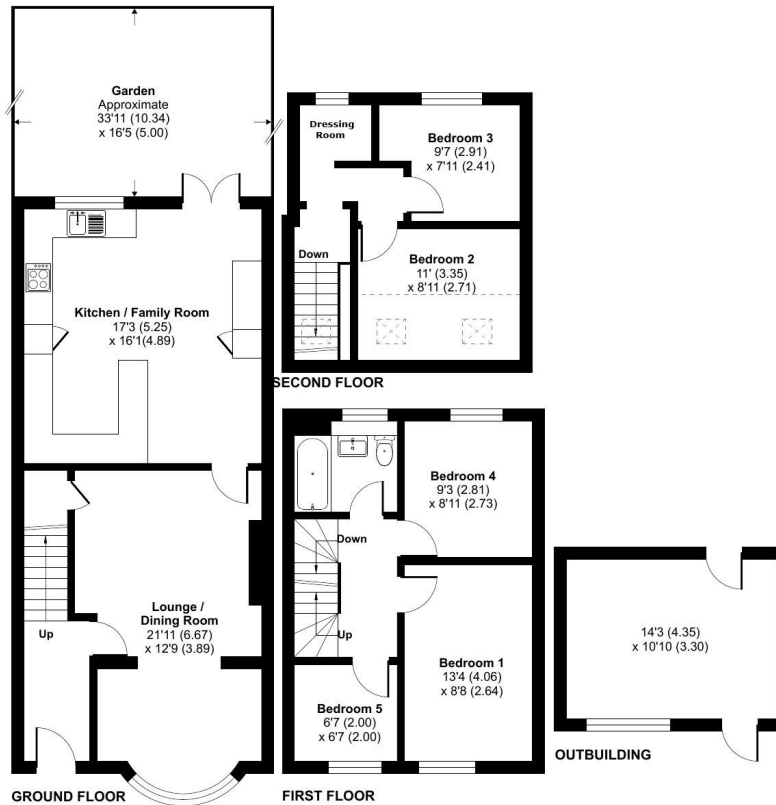
- Four/five bedrooms
- Well presented throughout
- South facing, child friendly garden with gated access
- Extended to front, rear and loft
- Options available to remodel the loft conversion space
- Bricket Wood Common within walking distance



Mutchetts Close, Watford, WD25

Approximate Area = 1197 sq ft / 111.2 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Outbuilding = 155 sq ft / 14.3 sq m
 Total = 1401 sq ft / 130 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Salters Residential. REF: 1295722

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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