



65 Ganders Ash, Watford
£475,000

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Watford, Watford

A spacious family home in this popular residential area. Boasting large rooms, high ceilings and a lovely rear garden. The property could do with some internal renovations but offers a fantastic amount of potential to improve and extend (STPP). EPC - EER: D Council Tax Band: D [Watford Borough Council]

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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

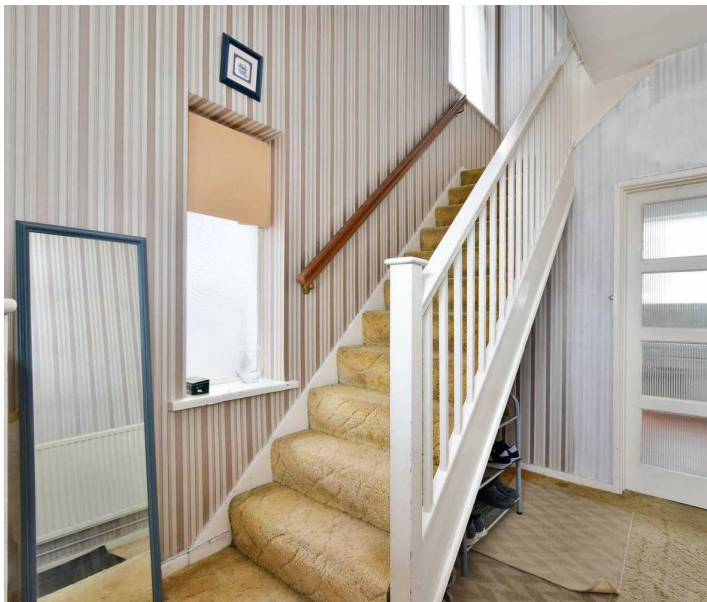
Suitable for**

Web & social

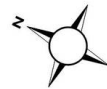
Flawless video calls

4K streaming

Online gaming

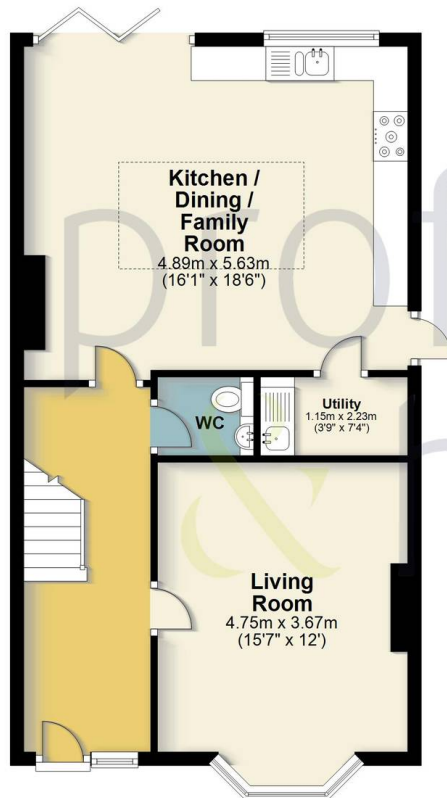






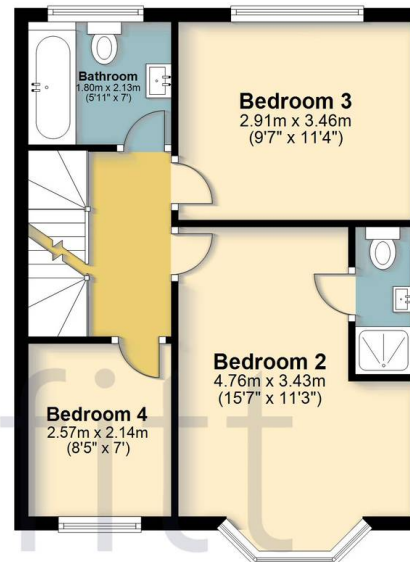
Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



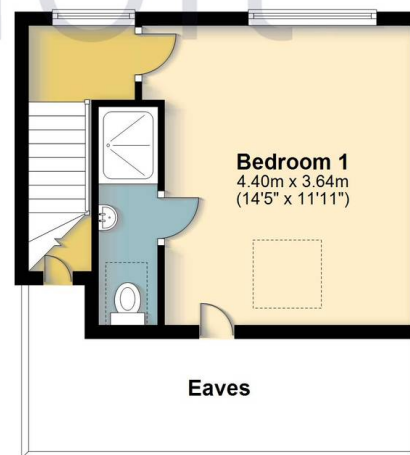
First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Second Floor

Approx. 23.9 sq. metres (257.7 sq. feet)



Total area: approx. 124.2 sq. metres (1336.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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