



Ganders Ash, Watford

In Excess of £530,000

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& holt





## Ganders Ash

### Watford

This comfortable three bedroom family home, situated in a popular residential area is brought to the market in excellent condition, having been refurbished throughout to a high standard by the current owners. Tastefully decorated throughout, it offers family friendly design and high specification fittings, as well as plenty of potential to extend (STPP).

Entering on the ground floor to a welcoming entrance hall, you are led in to the main living room. This bright and airy room with noticeably high ceilings benefits from solid oak flooring, a log burner and characterful bay window. The dining room, which has double doors leading out to the garden, is separated from the living room by sliding doors, which give you the flexibility to open up the space should you prefer a more open-plan feel, or close it off if desired. The kitchen has recently been refitted in a classic shaker style in contrasting colours, with plenty of worktop and cupboard space, as well as a number of integrated appliances. To the first floor, the traditional layout consists of two sizeable double bedrooms, both with fitted wardrobes, as well as a comfortable single room. Additionally, the fully tiled family bathroom has been refitted in a contemporary style and benefits from underfloor heating.

Externally, the rear garden has been neatly landscaped to provide a large lawned space, attractive borders and two separate patio areas, which have been designed to make the most of the sun throughout the day. There is also a brick-built home office/utility room and WC. Side access takes you to the front of the house where there is off-street parking for multiple vehicles.





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The property is close to both Leavesden and Woodside parks, with the residential area of Leavesden being close to Abbots Langley, where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 19 of the M25 is within easy reach.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Refurbished Throughout
- Tastefully Refitted Kitchen And Bathroom
- Driveway For Multiple Vehicles
- Spacious Garden With Home Office/Utility
- Three Bedrooms
- Rewired And Replumbed
- Plenty Of Potential To Extend (STPP)





*For broadband and mobile speeds see:*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

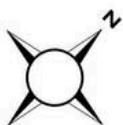
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

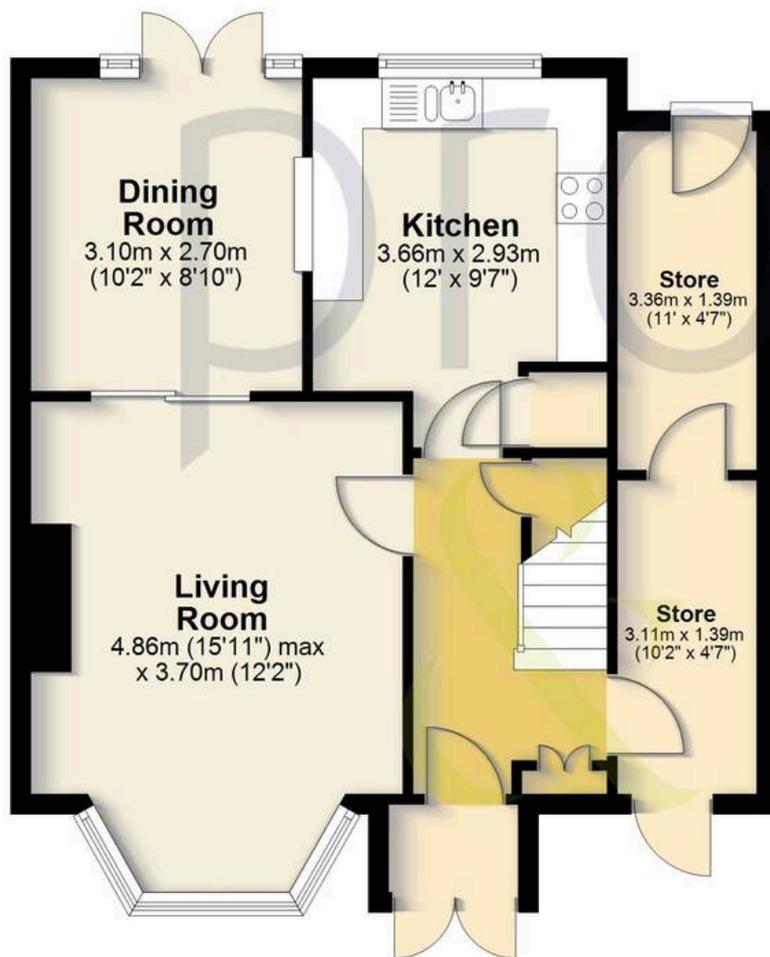






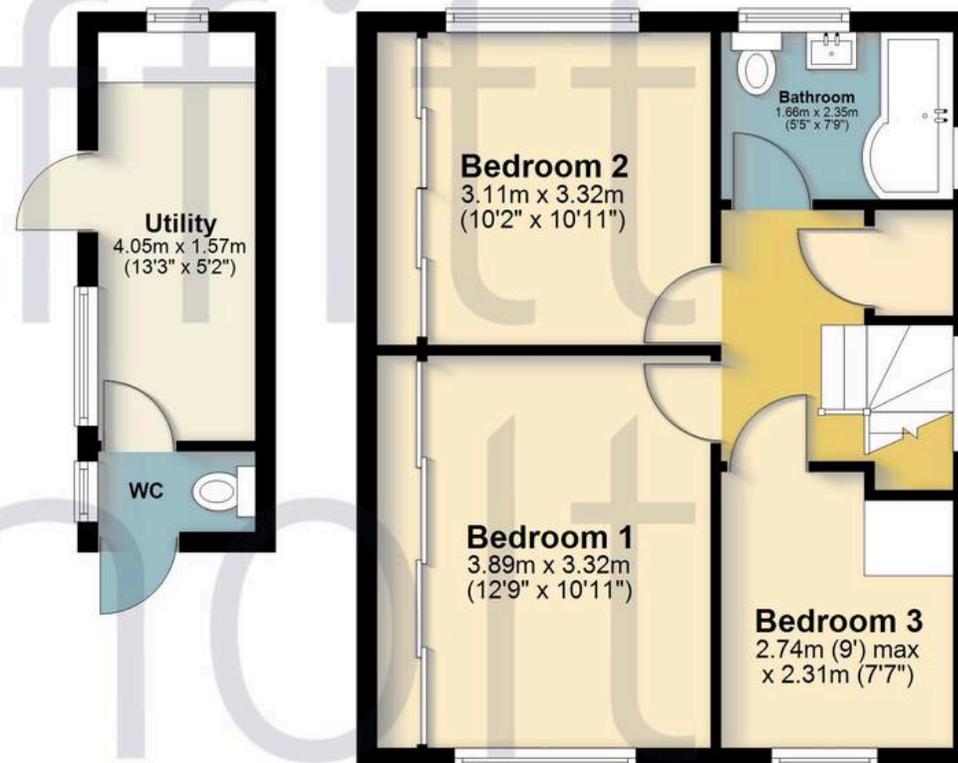
### Ground Floor

Approx. 61.4 sq. metres (660.4 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 102.1 sq. metres (1098.7 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.





## Proffitt & Holt

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