



31 Bateson Drive, Leavesden, Watford, WD25 7ND

Guide price £600,000

- Three Double Bedrooms
- Great Location
- Complete Chain
- Stunning Master Suite
- Open Plan Living
- Well Maintained Garden
- Garage and Parking
- Two Bathrooms

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Guide Price £600,000 - £625,000. Immaculately presented and cleverly designed, this exceptional townhouse is perfectly positioned within a highly sought-after residential development, quietly tucked away yet within close walking distance to local shops, amenities, Watford Town Centre, and the world-famous Warner Brothers Studios.

Arranged elegantly across three spacious floors, the home has been thoughtfully configured for modern family living. The top floor hosts a stunning principal suite spanning the full depth of the property, a true highlight, complete with dual-aspect windows flooding the room with natural light, extensive built-in storage, an en-suite shower room, and a dedicated office or study area, ideal for working from home.

The first floor offers two generous double bedrooms and a stylish family bathroom, while the ground floor is centred around an inviting open-plan double reception area, a well-appointed fitted kitchen, and a convenient guest WC, creating the perfect blend of functionality and comfort.

Externally, the property continues to impress with off-road parking, an electric vehicle charging point, a double-length garage with up-and-over door, and a beautifully landscaped rear garden, offering both a tranquil retreat and practical access into the garage.

With its versatile layout, abundance of natural light, and proximity to key commuter links and leisure attractions, this home represents the perfect balance between luxury, lifestyle, and location.



Council Tax Band: E



Area Guide

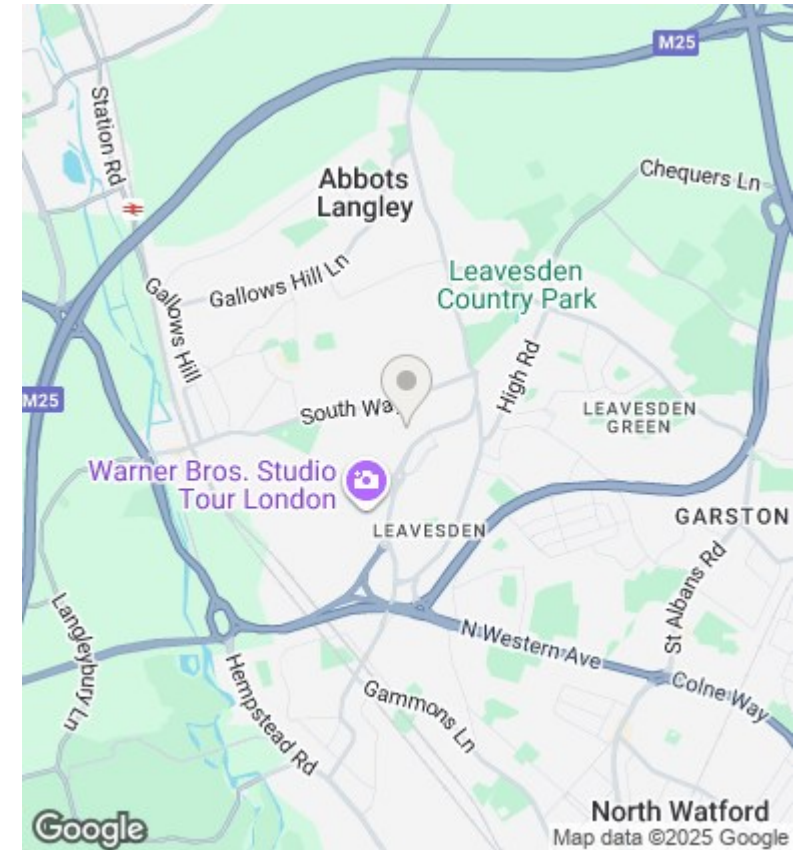
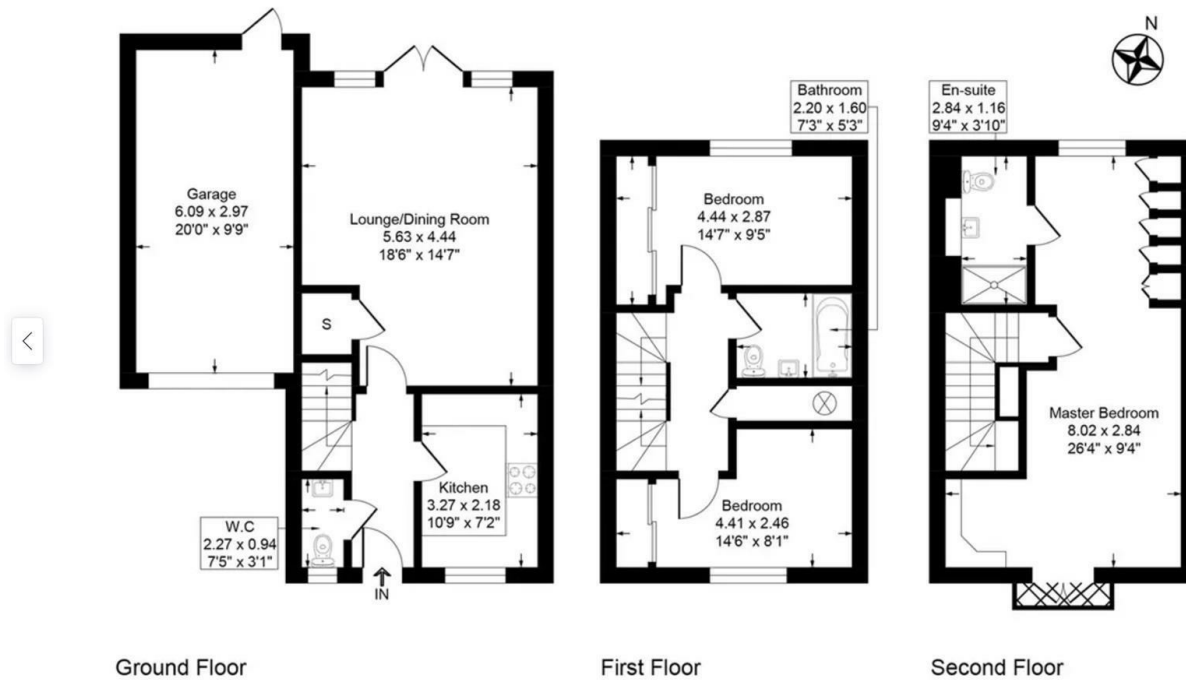
Leavesden is a highly sought-after suburb in Hertfordshire, positioned just north of Watford and around 20 miles from Central London. The area offers a desirable blend of modern residential living, excellent transport connections, and open green spaces, making it ideal for families and professionals alike.

Character & Lifestyle: Leavesden combines suburban calm with a rich cultural background, most famously known as the home of the Warner Bros. Studio Tour London – The Making of Harry Potter. The area has grown significantly in recent years, with a mix of contemporary developments and established residential streets, all set within a friendly, community-focused environment. Residents enjoy easy access to both Watford's vibrant town centre and the Hertfordshire countryside, offering the perfect balance between city convenience and rural tranquillity.

Transport & Connectivity: Leavesden benefits from superb transport links. Watford Junction provides direct train services to London Euston in around 20 minutes, while the M25 (J19/20) and M1 (J5/6) are only minutes away by car, offering straightforward access across the South East. Bus routes connect the area to Watford, Abbots Langley, and Kings Langley, and both Luton and Heathrow Airports are within easy reach.

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Approximate Gross Internal Area
1377 sq.ft - 128 sq.m



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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