



Edson Close, Leavesden, Watford

Guide Price £795,000

proffitt
& holt





Edson Close

Leavesden, Watford



Nestled within a popular modern cul-de-sac, this exceptional four-bedroom detached family home has been thoughtfully refurbished and extended to an outstanding specification, creating a beautifully designed home that perfectly combines contemporary style with practical family living.

The heart of the property is the stunning open-plan kitchen, dining and living space, featuring impressive vaulted ceilings that flood the room with natural light and create a wonderful sense of space. Finished to a high standard throughout, this superb entertaining area seamlessly connects with the landscaped rear garden, making it ideal for both everyday family life and hosting guests.

Upstairs, the generous principal bedroom benefits from a stylish en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom, offering flexible accommodation for growing families.

Externally, the property continues to impress with a landscaped rear garden, complete with a covered seating area providing the perfect space to relax or entertain throughout the year. To the front, a private driveway offers convenient off-street parking.

Situated in a sought-after modern cul-de-sac, this outstanding detached home is ideally positioned for local amenities, well-regarded schools and excellent transport links, making it an ideal choice for families seeking a home ready to move straight into.



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The property is ideally located near to the 'Green Flag' award-winning Leavesden Country Park which covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, sculptures, tennis courts, a children's play area and an outdoor gym for adults plus newly refurbished café. Getting into London could not be easier with both Kings Langley and Watford Junction mainline stations providing services to London - Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley and Kings Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

- Detached Family Home
- Open-Plan Kitchen/Living
- Vaulted Ceilings
- Refurbished And Extended To High Spec
- Master Bedroom With En-Suite
- Driveway
- Landscaped Garden With Covered Seating Area
- Popular Modern Cul-De-Sac





General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: F

Tenure: Freehold

Services

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

For broadband and mobile speeds see:

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

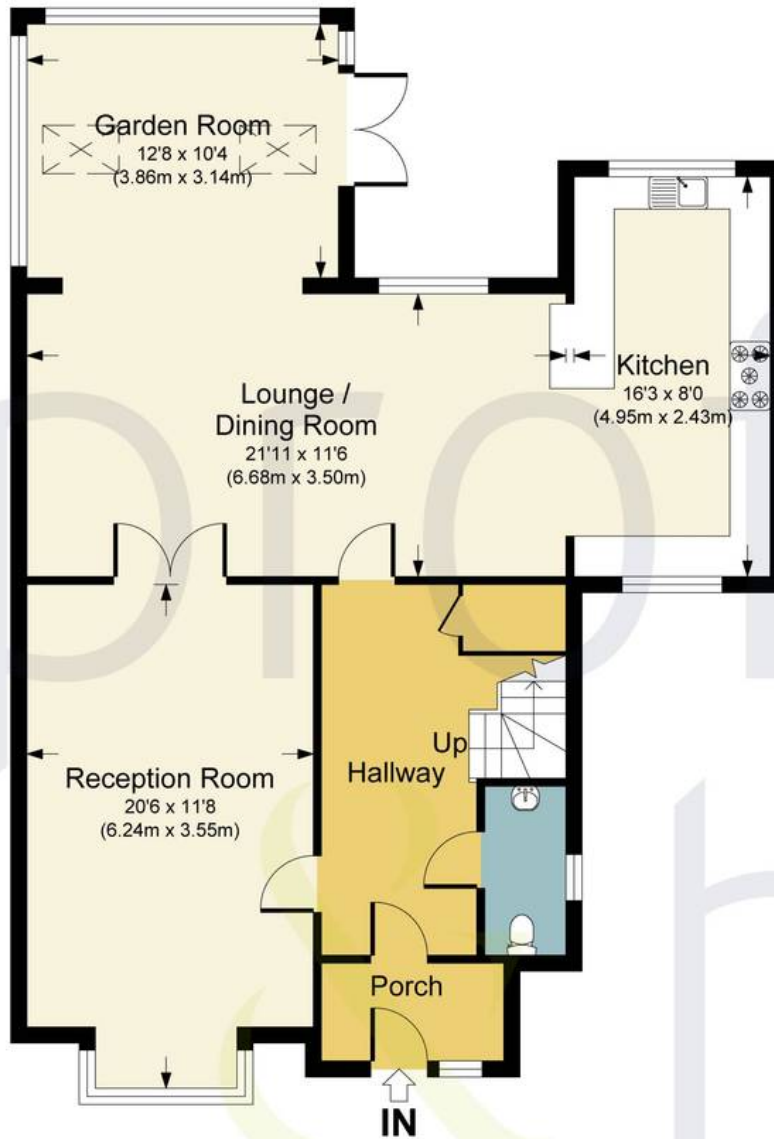
Fixtures and Fittings

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

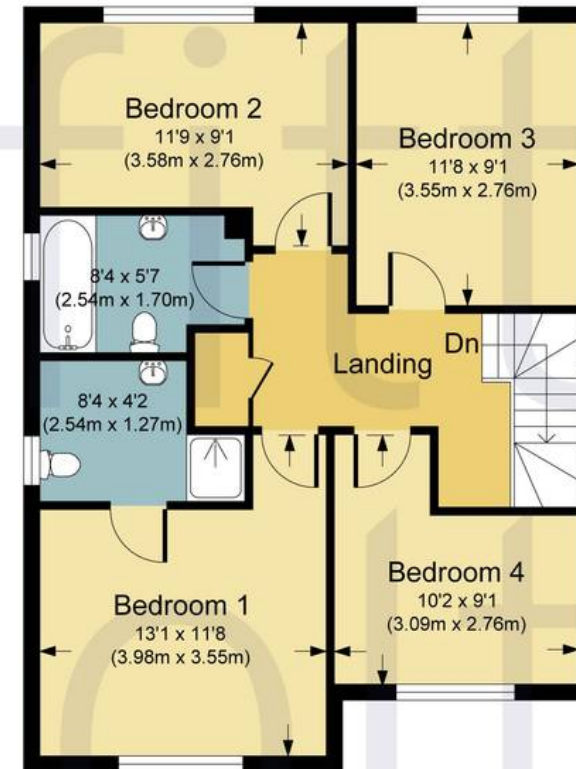








Ground Floor



First Floor

EDSON CLOSE WD25

APPROX. GROSS INTERNAL FLOOR AREA 1564.96 SQ FT / 145.39 SQ M.

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