



Trident Road, Leavesden, Watford

Guide Price £625,000

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& holt





Trident Road

Leavesden, Watford

Situated in a quiet and desirable residential location, this spacious three-bedroom home offers a wonderful combination of generous living accommodation, excellent outdoor space and convenient local connections. The property would make an ideal family home, offering plenty of room both inside and out.

The property features **three well-proportioned double bedrooms**, providing comfortable and versatile accommodation for a growing family, guests or those working from home. The **master bedroom benefits from a beautiful en-suite**, creating a private and relaxing space away from the rest of the home.

The ground floor provides spacious living areas with a bright **conservatory**, offering an additional reception space that could be used for relaxing, dining or entertaining. The conservatory also provides a lovely connection to the property's **spacious garden**, which offers plenty of room for outdoor dining, children's play or simply enjoying the warmer months.

To the front, the property benefits from a **private driveway**, providing convenient off-road parking, together with a **garage** offering useful additional storage or parking.

Located **near Leavesden Studios**, the property is ideally placed for those working in the area, while also offering the peace and privacy of a quiet residential setting. With its generous bedrooms, en-suite, conservatory, spacious garden, driveway and garage, this is a home that offers both practicality and comfortable family living.





Trident Road

Leavesden, Watford

Conveniently situated in the popular and well-established residential area of Leavesden, just off the A41 close to the villages of Abbots Langley and Kings Langley and just under two miles from Watford town centre. The award-winning Leavesden Country Park covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. For the commuter, both Kings Langley and Watford Junction mainline stations provide services to London-Euston, and Junction 20 of the M25 and Junction 6 of the M1 are approximately two miles distance.

- Quiet Location
- Three Double Bedrooms
- Beautiful Ensuite To Master
- Driveway
- Garage
- Conservatory
- Near Leavesdon Studios
- No Upper Chain





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: E

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

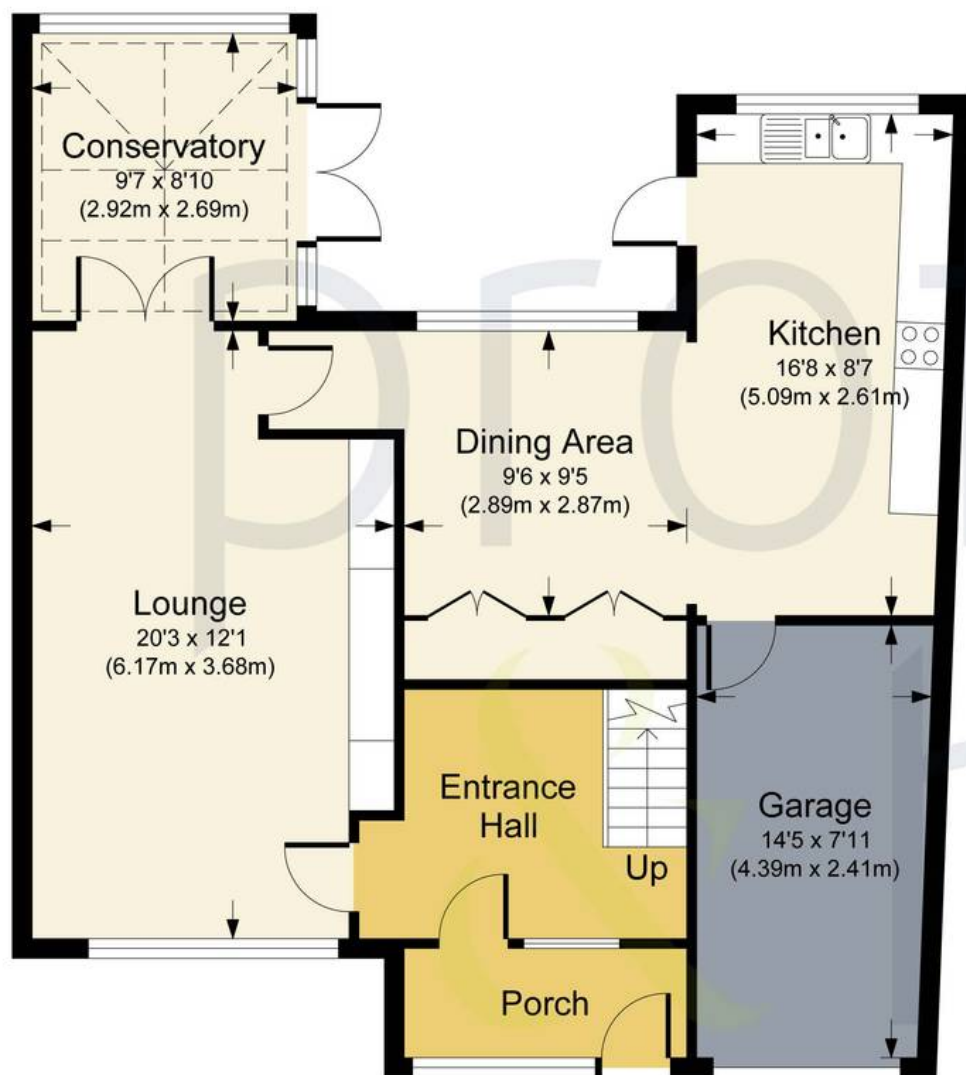
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



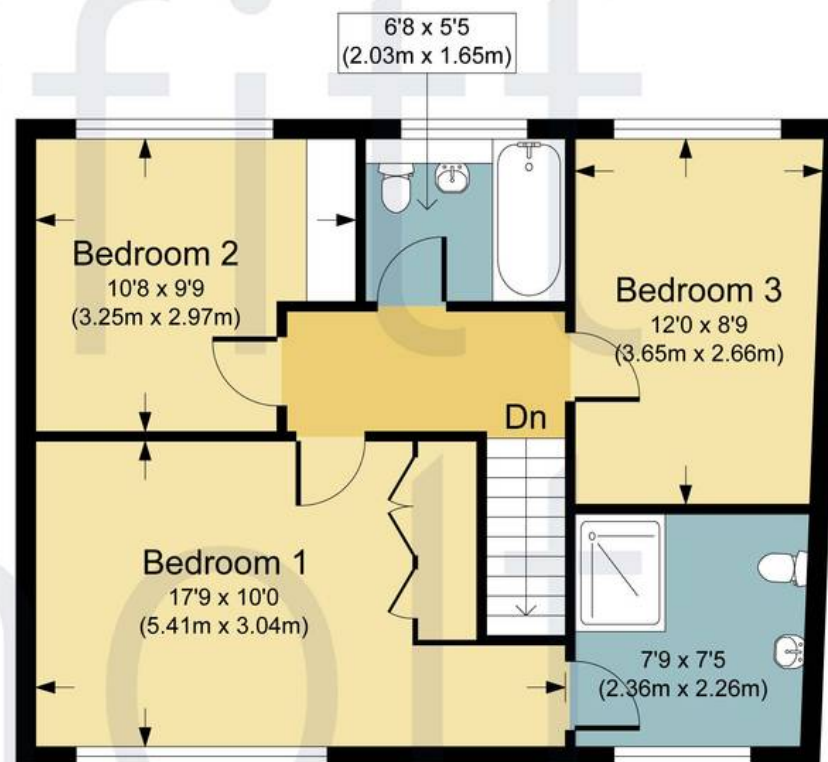








Ground Floor



First Floor

TRIDENT ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1348.28 SQ FT / 125.26 SQ M. INC. GARAGE

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