



## AN IMPOSING FIVE BEDROOM DETACHED FAMILY HOME

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Hillpoint, Loudwater, Rickmansworth, Herfordshire, WD3 4HW

**ROBSONS**



- **FOUR RECEPTION ROOMS**
- **KITCHEN/BREAKFAST ROOM/UTILITY ROOM**
- **GROUND FLOOR CLOAKROOM**
- **TWO BEDROOMS WITH ENSUITES**
- **THREE FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **DOUBLE INTEGRAL GARAGE**
- **DRIVEWAY & PRIVATE GARDEN WITH DECK**

An exceptional five bedroom, three bathroom detached family residence in excess of 3,000sq ft situated on a private cul-de-sac in Loudwater.

The ground floor comprises of a welcoming entrance hallway a guest cloakroom, a fully fitted boot room, substantial storage space under the staircase and electric heated floor. Stairs lead to the first floor where there is a spacious, open plan reception/dining room with character fireplace with cream stone surround, spotlights and French doors leading out to the garden. An impressive light filled kitchen/breakfast room with ample wall and base units, Quoker taps, integrated appliances, newly installed electric heated floor, and French doors out to the garden. Completing this floor is a study.

To the first floor is a large principal bedroom with a dressing area, an ensuite luxury fully tiled shower room with walk in shower cubicle and under sink storage, a fully tiled family bathroom and a utility room.







To the second floor is a master bedroom with fitted wardrobes and an ensuite shower room and three further generous sized bedrooms with fitted wardrobes. There are also two easily accessible lofts.

Externally this property boasts a private landscaped tiered garden surrounded by mature trees and shrubs. A beautifully fitted decked area to enjoy al fresco dining during the summer months, a patio and two outhouses. To the front of the property there is a sizeable driveway providing off-street parking for multiple cars and a double integral garage.

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing

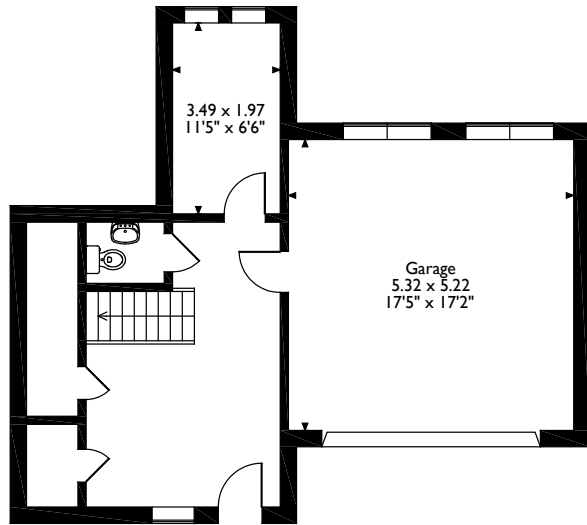
Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax: Band H  
Energy Efficiency Rating: Band D



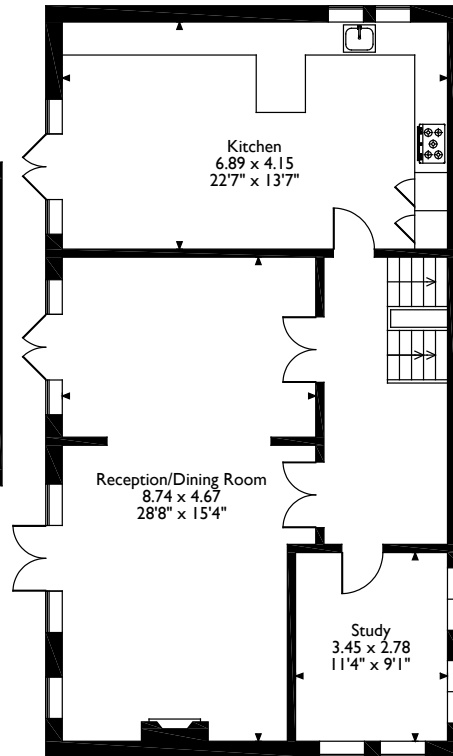


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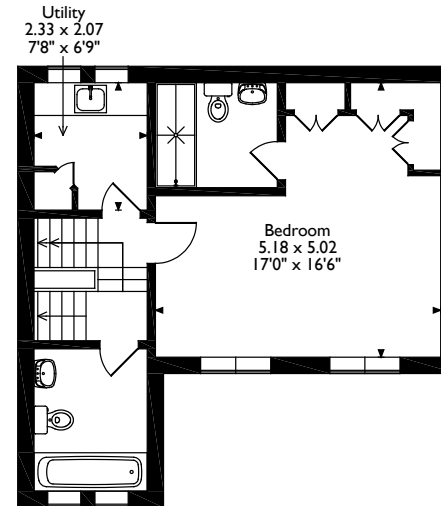
## Approximate Gross Internal Area 288 Sq M/3100 Sq Ft



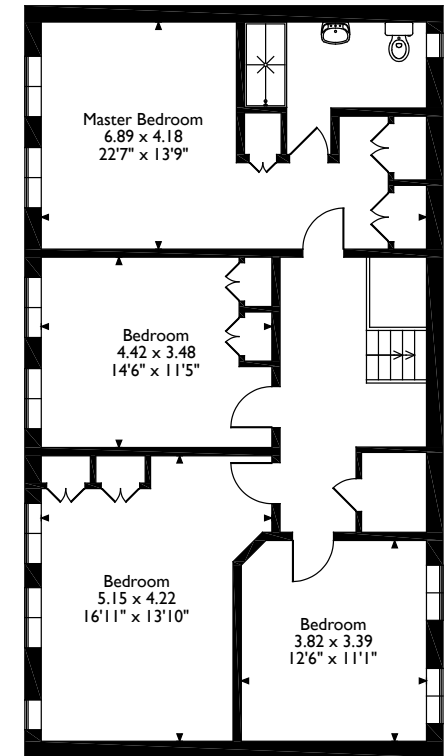
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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