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Holly Trees, Trout Rise, Loudwater, Rickmansworth, Hertfordshire, WD3 4JR

An attractive and characterful four-bedroom
McNamara-style detached house situated on
the exclusive Loudwater Estate.

- Charming McNamara Style Detached House
- Fabulous Open Plan Kitchen / Living Area
- Cosy and Characterful Dining Room
- Utility Room, Cloakroom and Spacious Entrance Hall
- Two Ensuities and Modern Family Bathroom
- Immaculately Kept Gardens
- Driveway Parking, Garage and Studio
- Envious Mature Plot in Excess of Third of an Acre
- Planning Permission (Planning Ref. No: 24/0804/FUL)

A desirable 'McNamara style' four-bedroom detached house in the exclusive Loudwater Estate, Rickmansworth. Combining modern interiors with original character, this charming home offers warmth and comfort from the moment you step inside. The spacious entrance hall leads to an open-plan kitchen and living room with a gorgeous fireplace, along with a cosy dining room. A utility room and cloakroom complete the ground floor. Upstairs, the principal bedroom features an ensuite and a balcony with stunning views. There are three additional bedrooms (one with an ensuite) and a family bathroom. Set on over a third of an acre, the property boasts beautifully landscaped gardens, ample driveway parking, a garage, and a studio. It also comes with planning permission to expand and remodel (Ref: 24/0804/FUL), providing an excellent opportunity to create a bespoke dream home.



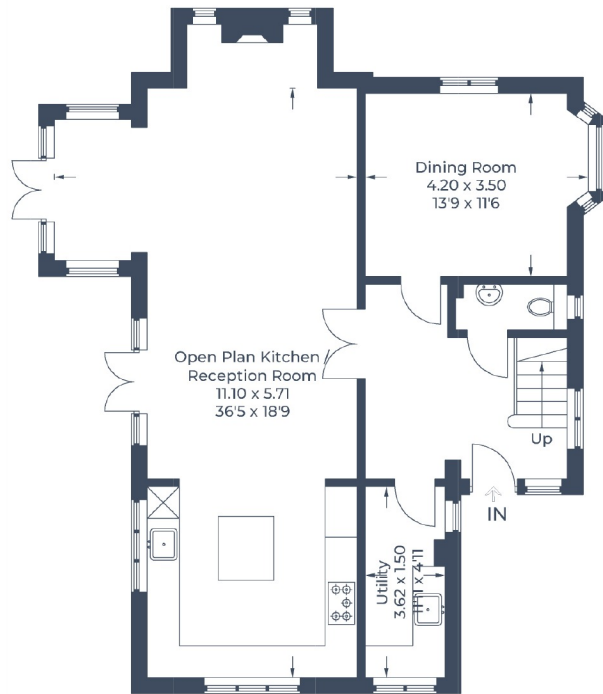


Rickmansworth's strategic location ensures seamless access to London, with excellent fast rail links (Chiltern Line to Marylebone) and road connections (M25 Junction 18 close by and M1 within easy reach). This makes it an attractive and efficient commuter town for those seeking a balance between urban and rural life. A fantastic choice of both state and private schooling options are available locally.

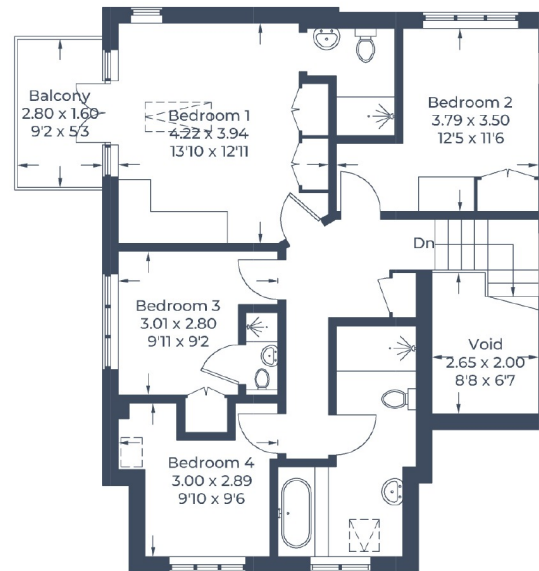
Tenure: Freehold | EPC Rating: E | Council Tax Band: G



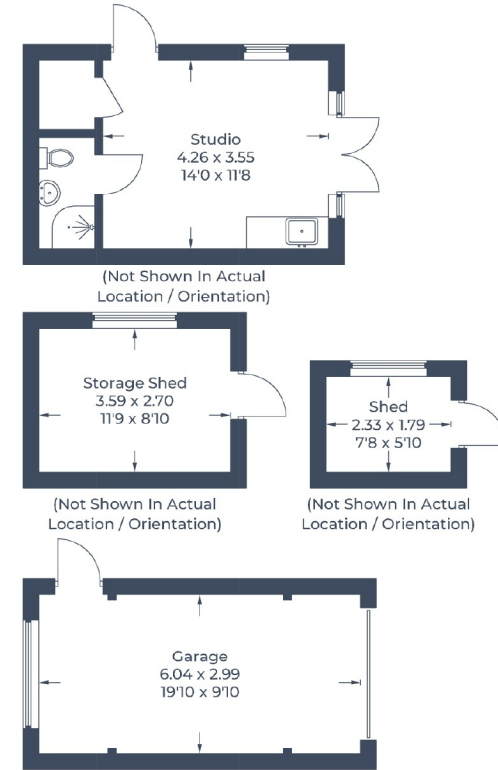
Approximate Gross Internal Area
 Ground Floor = 87.4 sq m / 941 sq ft
 First Floor = 71.7 sq m / 772 sq ft (Including Void)
 Outbuildings = 52.2 sq m / 562 sq ft
 Balcony = 4.5 sq m / 48 sq ft
 Total = 215.8 sq m / 2,323 sq ft



Ground Floor



First Floor



Outbuildings

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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