



## Loudwater Drive, Loudwater, Rickmansworth, WD3

£1,100,000 Freehold

SPACIOUS KITCHEN/LIVING/DINING ROOM • TWO DOUBLE BEDROOMS • EN-SUITE BATHROOM TO BEDROOM ONE • FAMILY SHOWER ROOM • INTEGRAL GARAGE • PRIVATE GARDEN • STUNNING CHARACTER BUILDING • BEAUTIFUL VIEWS OVER THE RIVER CHESSE

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







This charming and spacious two double bedroom bungalow was built circa 1810, but the current owners have modernised the interior to create this stylish family home. The entrance hall provides access to all rooms within the property. There is a 25' open plan living/dining room and modern fitted kitchen/breakfast room. Bedroom one has ample built-in storage and an en-suite bathroom. Bedroom two (currently being used as an additional reception room) has double doors leading out to the private garden. There is also a modern shower room. The garden has a paved patio leading to an area of lawn with flowered and shrubbed borders and has amazing views of the River Chess. There is also an integral garage, accessed from the entrance hall, an up and over to the front and a door to the rear garden. Loudwater House is situated on a plot of just under two acres. There are generous, well-maintained communal grounds that back onto the River Chess and ample residents parking.



The Loudwater Estate is a private, gated community approximately 1 mile north of Rickmansworth Town Centre. There are trains directly to Central London via the metropolitan line approximately every 15 minutes. The M25 is just a few minutes away providing a gateway to all major roads. The area is also serviced by a choice of quality schooling to include the Royal Masonic, Charlotte House, St Clement Danes, Joan of Arc and Rickmansworth School.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Approximate Gross Internal Area  
138.5 sq m / 1,491 sq ft  
(Including Garage)



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