



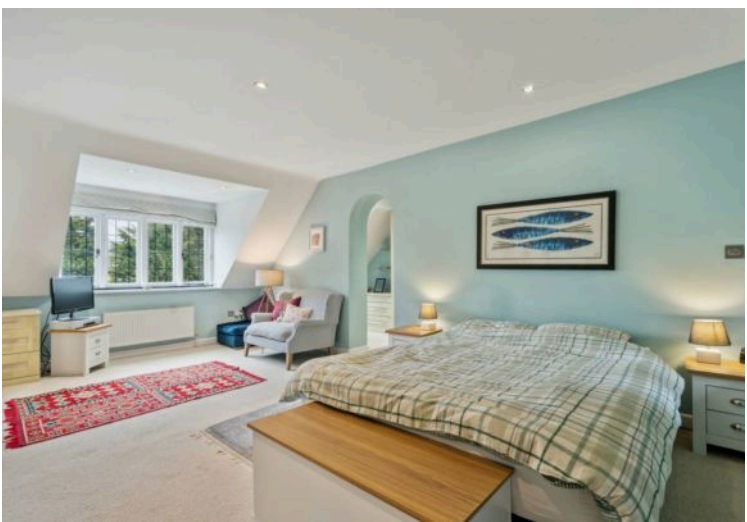
## Loudwater Lane, Loudwater, Rickmansworth, WD3

£2,150,000 Freehold

LIVING ROOM LEADING TO VERANDA • DINING ROOM • KITCHEN/BREAKFAST ROOM • FAMILY ROOM • FIVE BEDROOMS  
• STUDY/BEDROOM SIX • DRESSING ROOM TO BEDROOM ONE • EN-SUITE SHOWER ROOM TO BEDROOM ONE • FAMILY  
BATHROOM • SEPARATE FAMILY SHOWER ROOM • SINGLE & DOUBLE GARAGES • GENEROUS GARDENS TO FRONT WITH  
A SUPERB RIVER FRONTAGE • BEAUTIFUL VIEWS OVER THE RIVER CHES

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







This family home was built in 1927 but offers a more contemporary style decor internally. Off the entrance porch is the dining room, with a door leading to the very spacious living room with log burner. There is a door to the front and bifold doors to the side, both taking you out to the Veranda with breathtaking views of the River Chess and Royal Masonic grounds. There is a 21' fitted kitchen/breakfast room, with plenty of storage, utility area and a Rayburn stove and a family room. Bedroom one spans 20' and has a dressing room and en-suite shower room. Bedroom two benefits from eaved storage. Bedrooms three, four and five all have built-in cupboard space and there is a family bathroom and a separate shower room. There is an addition to the first floor of a study, which has potential to be a sixth bedroom. There are gardens to both the front and the rear of the property. The rear garden has steps up to a vast area of lawn has a paved patio leading to an area of lawn with tree lined and flowered and shrubbed borders. There is also a single and a double garage to the front, which also has a generous carriage driveway and a charming lawned area with river frontage.



Loudwater Lane is approximately 1.5 miles from Rickmansworth Town Centre. Rickmansworth has a great assortment of amenities to include supermarkets, schools, restaurants and leisure facilities. Rickmansworth station is on the Metropolitan and Chiltern lines and can get commuters into central London (Marylebone/Baker Street) within approx. 30 mins. Junction 18 of the M25 is also a short drive away, taking you to the rest of Hertfordshire and beyond. Council Tax band: G EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: E



Approximate Gross Internal Area (Excluding Eaves)  
 Ground Floor = 92.8 sq m / 999 sq ft  
 First Floor = 118.4 sq m / 1,274 sq ft  
 Garages = 45.9 sq m / 494 sq ft  
 Total = 257.1 sq m / 2,767 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.