



## BROADEAVES




Trout Rise, Loudwater, Rickmansworth, Hertfordshire





# A BRILLIANT FAMILY HOME POSITIONED ON THE SOUGHT-AFTER LOUDWATER ESTATE.

A charming family home, with a characterful exterior and a modern interior, providing spacious accommodation throughout, set in a private and generous plot.

			EPC
4	3	4	D (61)

Local authority: Three Rivers District Council  
Council Tax Band: H  
Services: Mains water, electricity, drainage and gas central heating  
Estate Charge: £850.00 per annum  
Tenure: Freehold  
What3Words: ///arrive.learns.swing  
Postcode: WD3 4JY



## LOCATION

Broadeaves is positioned on the desirable Loudwater Estate, a private residential area within close proximity to Rickmansworth and Chorleywood, which offer a wide range of commercial establishments including restaurants, shops and pubs. Rickmansworth and Chorleywood both have railway stations, with a Chiltern Railway service to London Marylebone and a London Underground Metropolitan Line service. The wider area is home to an extensive range of schooling, both state and independent. By road, the M25 is within close proximity.

Rickmansworth Train Station – 1.8 miles

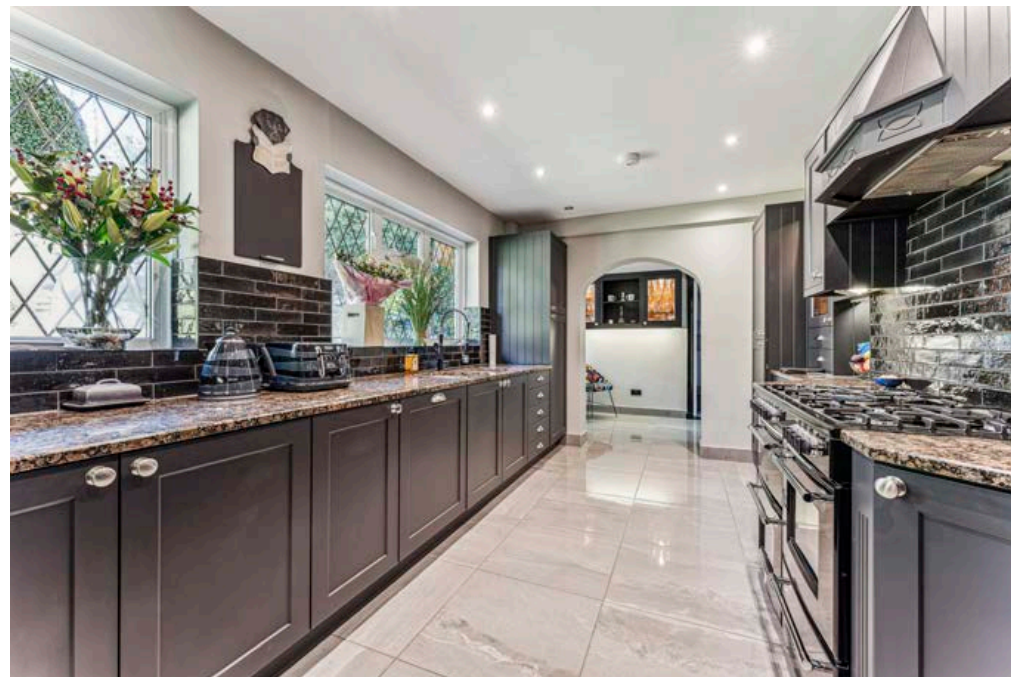
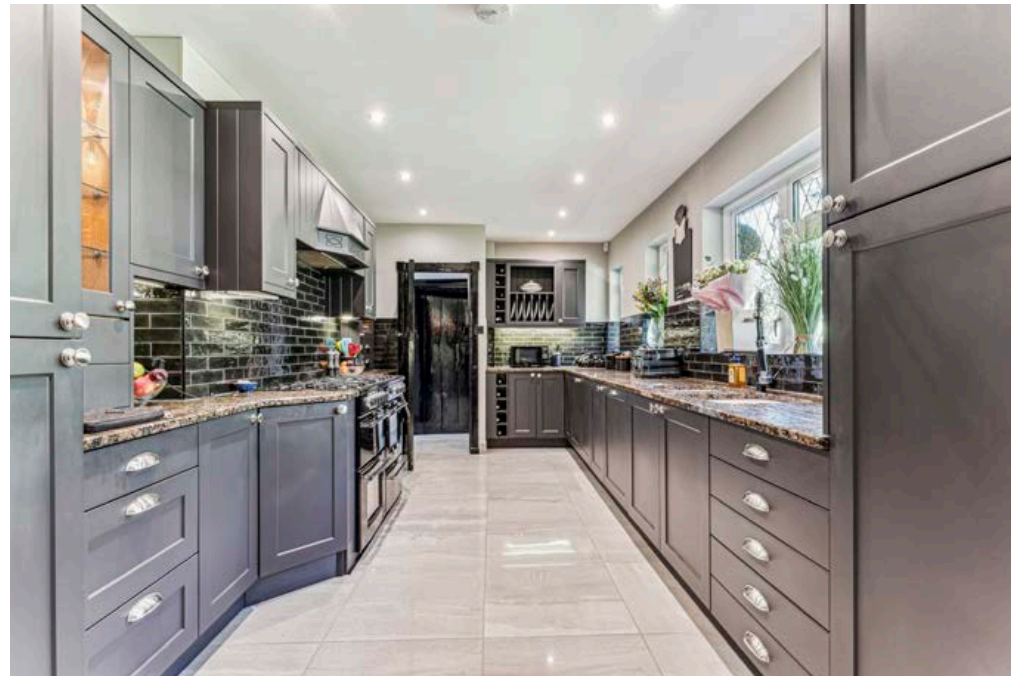
Chorleywood Train Station – 2.4 miles

M25 (Junction 18) – 1 mile

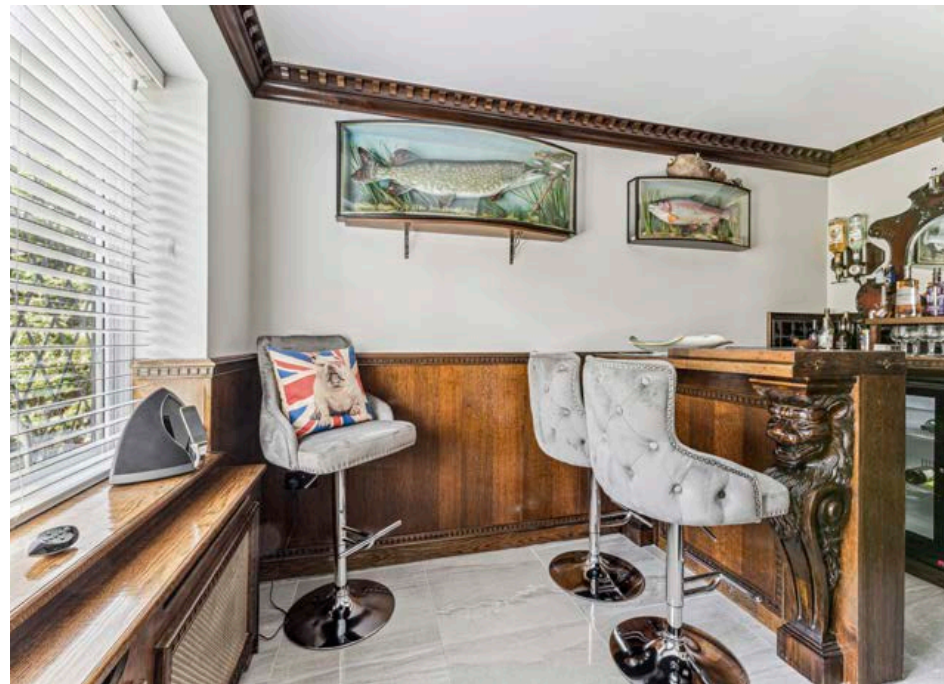
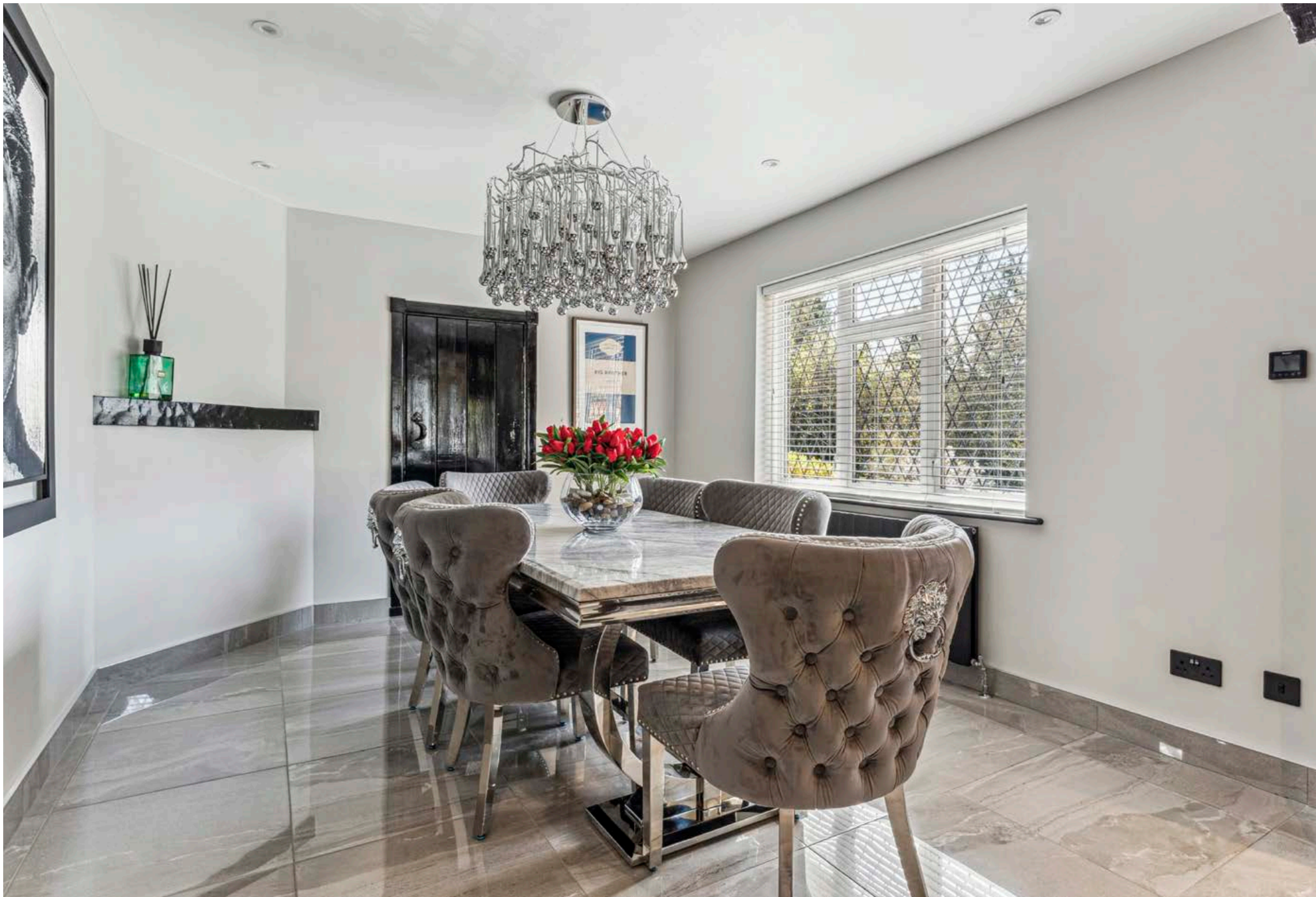
Heathrow Terminal 5 – 15.1 miles

Hyde Park, London – 25.3 miles

(All distances and times are approximate)







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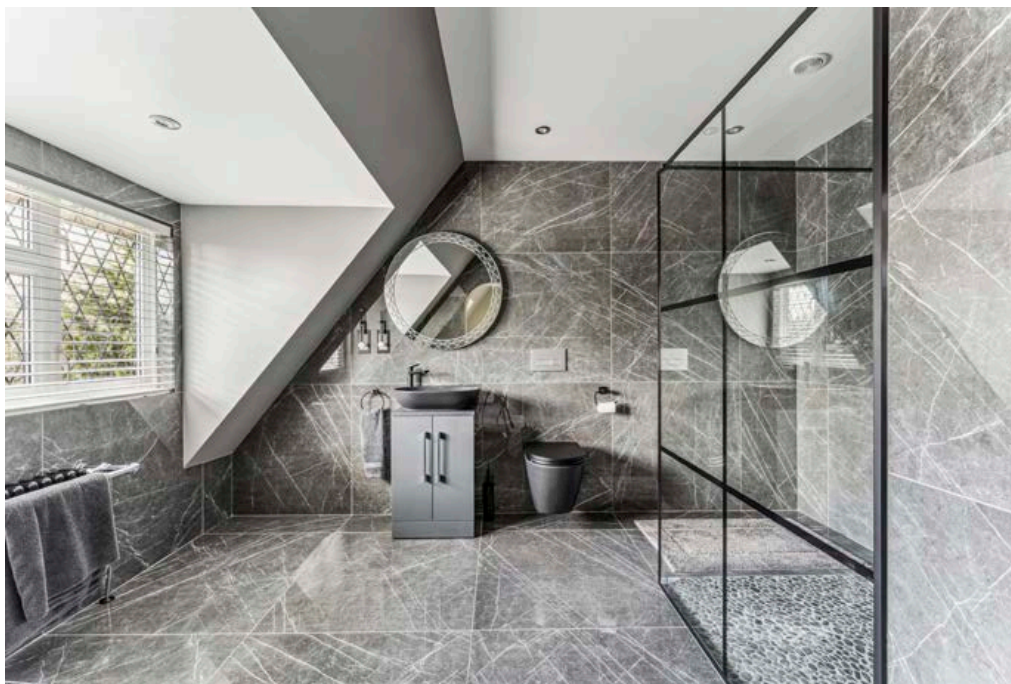
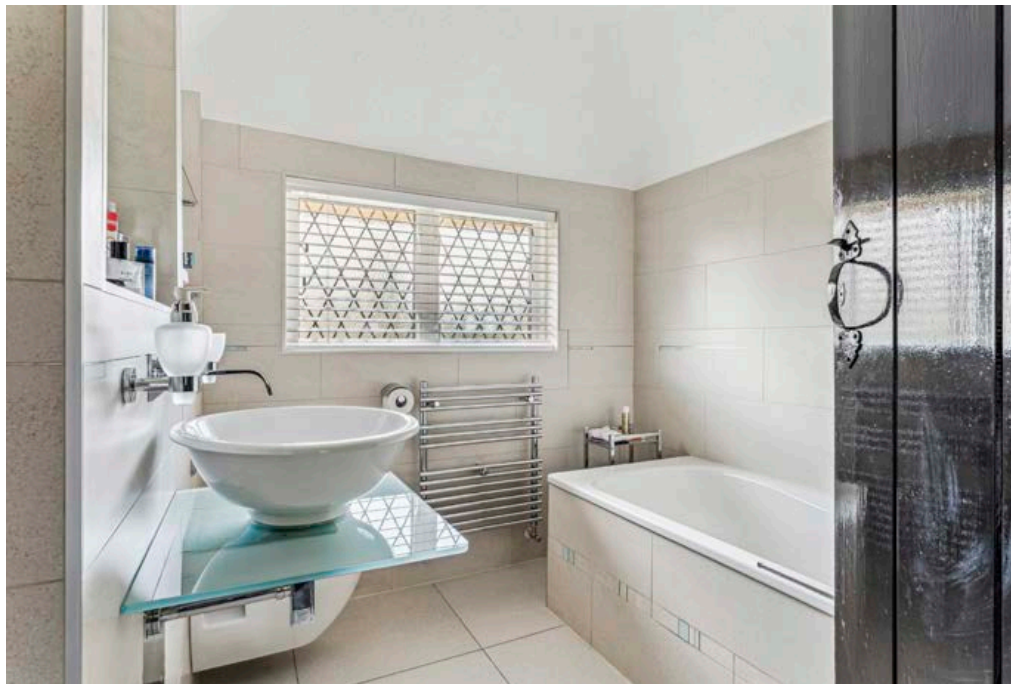
Broadeaves is nicely set back from a private road, behind electric gates which lead on to ample driveway parking and a detached double garage. Inside, the ground floor accommodation comprises a spacious entrance hallway which leads onto a dining room, a dual aspect living room, a cleverly configured bar area, a well-presented kitchen, a utility room, a study, and a downstairs cloakroom.

On the first floor are four bedrooms, two of which are en-suite, and a further family bathroom. One of the bedrooms has a self-contained feel, accessed by a separate staircase.

The property is well-presented throughout with a modern and contemporary décor.











# GARDENS & GROUNDS

Broadeaves sits in a private and generous plot of approximately 0.35 acres. The property benefits from ample driveway parking and a detached double garage to the front. The rear garden is a real feature, with planting and lawned areas, as well as a pond. At the top of the garden, you will find a brilliant entertaining area with an outdoor swimming pool and a bar and BBQ area.



Approximate Gross Internal Area  
Ground Floor = 168.5 sq m / 1,813.6 sq ft  
First Floor = 110.6 sq m / 1,190.4 sq ft  
Outbuilding = 51.1 sq m / 550 sq ft  
Total = 330.2 sq m / 3,554 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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