



LOUDWATER DRIVE LOUDWATER WD3
£8,500 PER MONTH AVAILABLE 01/02/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Loudwater Drive Loudwater WD3

**£8,500 Per Month
Furnished**

 **6 Bedrooms**
 **4 Bathrooms**
 **4 Receptions**

Features

- Beautiful detached family home, -
Discreet location in Loudwater, - 6
bedrooms, - 4 reception rooms, - 4
bathrooms, - Over 3 acres of land, - Ample
driveway parking, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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{ A SECLUDED AND STUNNING FAMILY HOME SET IN OVER 3 ACRES OF LAND

The Property

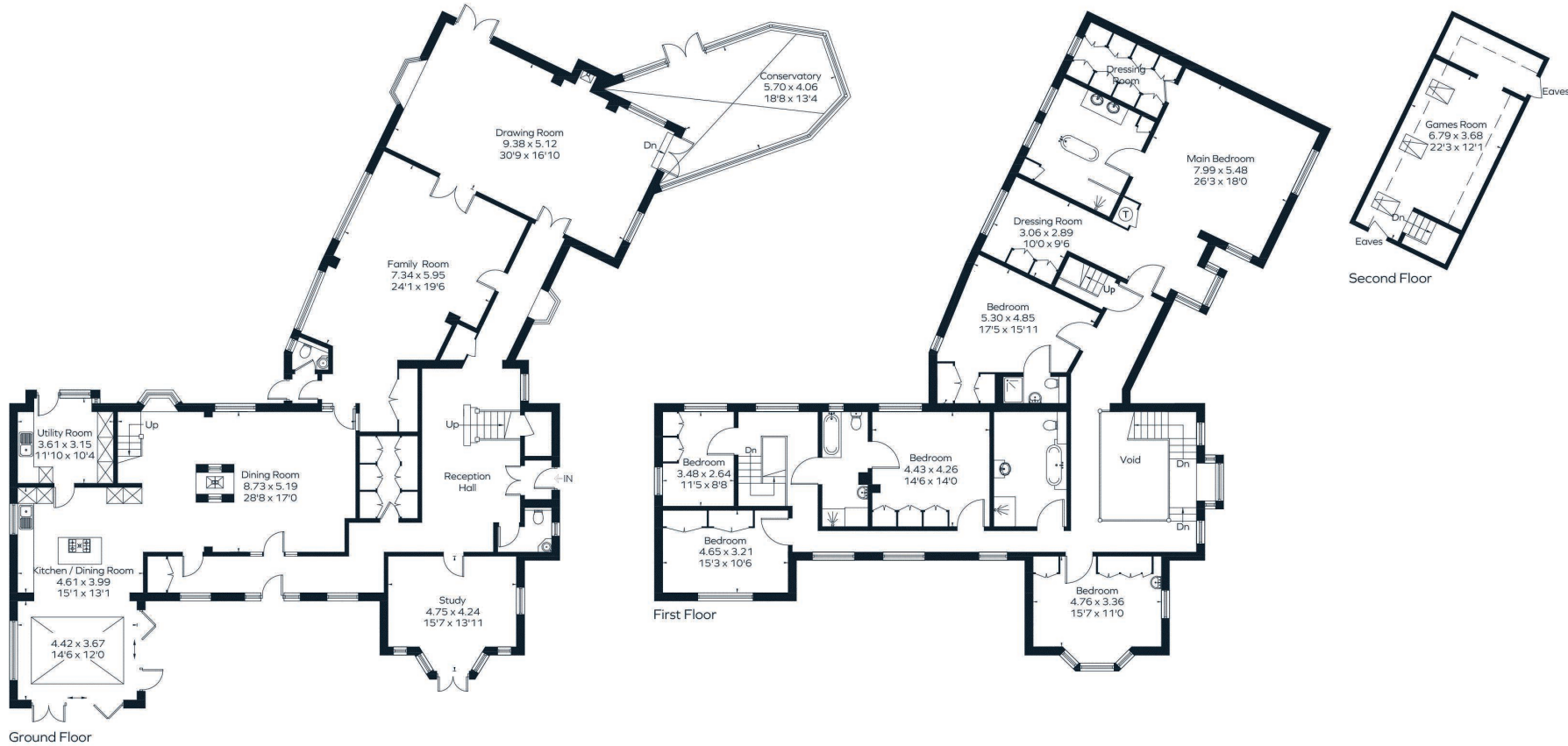
This unique property is impressive in every way, combining plenty of character and modern features. Set over 6050 sq. ft. over three levels, this property offers impressive and spacious living all in the most sought-after location in the area. There are in total four reception rooms, a large extended kitchen/dining area, six bedrooms, four bathrooms and a games room on the top floor. The grounds are extensive and incorporate over 3 acres of land including a tennis court, a swimming pool and seating areas to take in the different aspects of the grounds and views. Give us a call now to arrange a viewing! Council tax band G.

Location

The property is situated a highly desirable semi-rural setting within a private estate, 1.5 miles from the centre of Rickmansworth which has a wide variety of shops, restaurants and leisure facilities, with wider shopping facilities available in Watford. Nearby schooling is of a high calibre, particularly Merchant Taylors school for Boys, the Royal Masonic School for Girls and the Watford Grammar schools. Watford Junction, Rickmansworth and Croxley stations offer fast commuter connections via network rail, the Chiltern Mainline and Metropolitan underground. Points of interest are the excellent selection of country walks on your doorstep. The well renowned Moor Park Golf Course can also be found only a short drive away as is The Grove, one of south east England's top Country Club's and golf courses. The M25 is within easy reach, so ideal for commuting.



Approximate Area = 562.1 sq m / 6050 sq ft
(Excluding Void)



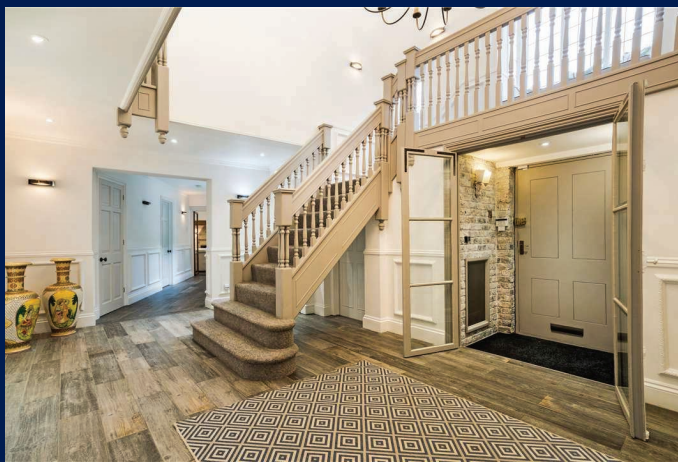
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326391

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	59	
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
			77
England & Wales		EU Directive 2002/91/EC	



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