



TROUTSTREAM WAY RICKMANSWORTH
£8,500 PER MONTH AVAILABLE 06/01/2025



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Troutstream Way Rickmansworth
WD3

£8,500 Per Month
Furnished

 **3 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

- Huf Haus style home, - Private Loudwater location, - River Chess at the end of the garden, - Three double bedrooms, - Minotti kitchen with Gaggenau appliances, - Three bathrooms (1 en-suite), - Spacious landing area with seating, - Balcony access from all bedrooms, - Deposit equivalent to 5 weeks' rent, - Council tax band H

Council Tax

Council Tax Band H

Hamptons

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{ A MAGICAL PROPERTY TUCKED AWAY IN AN IDYLIC LOCATION

The Property

This unique Huf Haus property offers so many magical features and has to be seen to be truly appreciated! Tucked away in a private and peaceful setting in Loudwater, the accommodation comprises: A private driveway leading to the stunning 'Huf Haus' style property which is set on a plot of 0.8 acres. Inside the spacious entrance hallway leads to an impressive Minotti kitchen with Gaggenau appliances, lovely bright dining area and sitting room with fireplace, offering an amazing outlook and doors onto the gardens. There is also a separate utility room with side door and shower room with w/c. Upstairs the landing is a stunning space with a seating area, spacious main bedroom with a large walk-in wardrobe, a large en-suite bathroom and access to the private balcony overlooking the gardens, two further double bedrooms, each with access to a further private balcony, and a family shower room. Outside there is a garage and the extensive mature grounds feature a large manicured lawn and decked area, with the River Chess running through, and a fabulous water feature adds to the tranquility of the setting. Deposit equivalent to 5 weeks' rent. Council tax band H.

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.



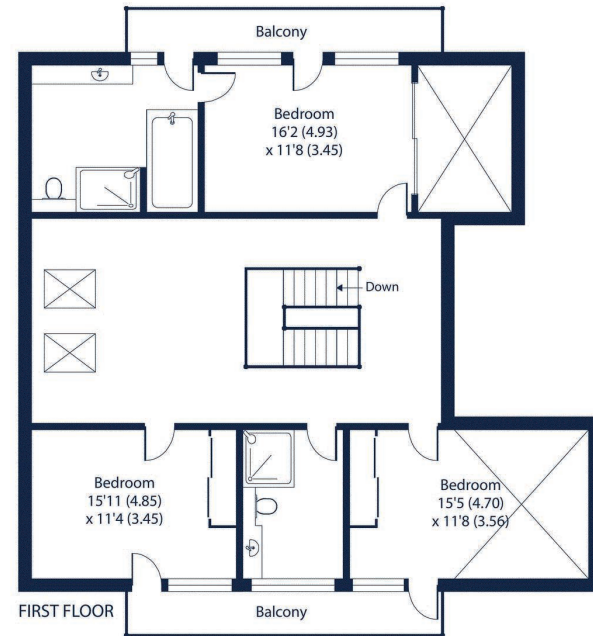
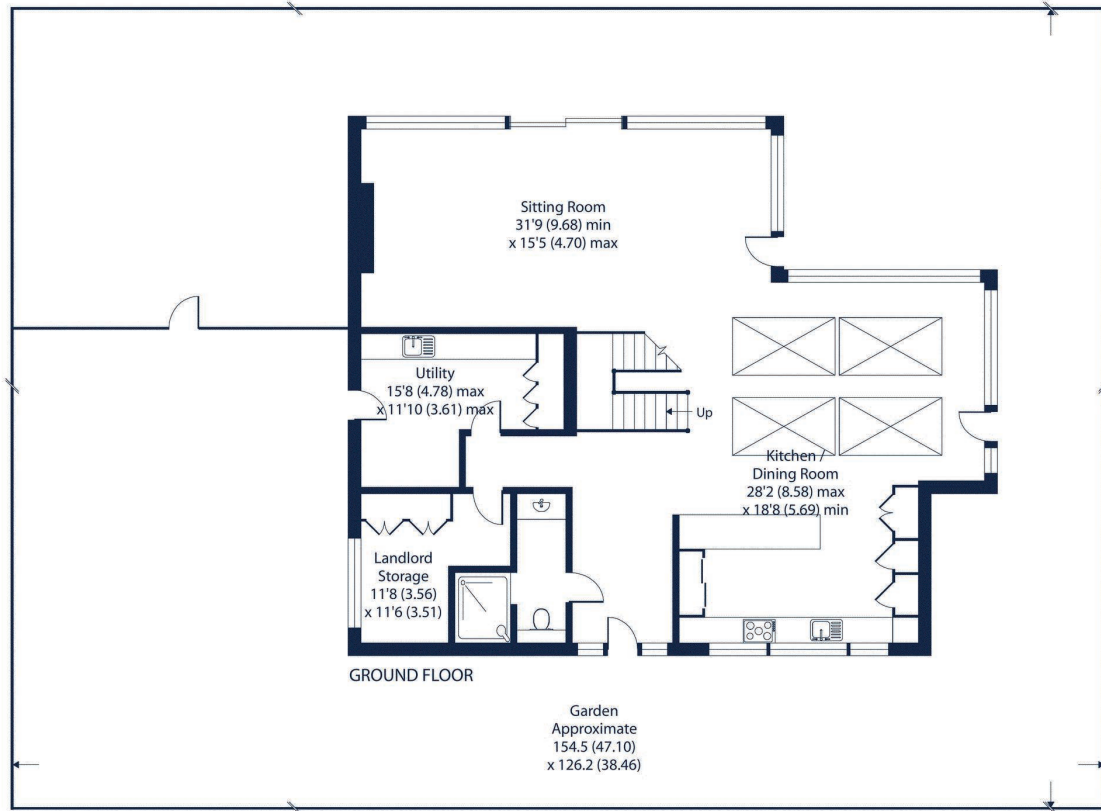
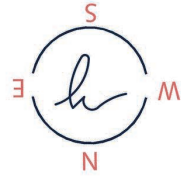
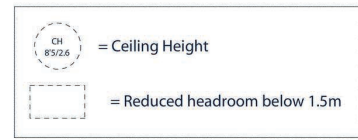
Troutstream Way, Loudwater, Rickmansworth, WD3

Approximate Area = 3171 sq ft / 294.5 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 3547 sq ft / 329.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2024. Produced for Hamptons. REF: 1180366

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.

