



JOHN ROBERTS & Co
estate agents



Hathaway House Chess Hill, Loudwater, WD3 4HU

Guide Price £1,395,000





Hathaway House Chess Hill

Loudwater, WD3 4HU

- CHARMING FOUR BEDROOM PERIOD PROPERTY ON SOUGHT AFTER PRIVATE ROAD.
- LARGE, WELL APPOINTED KITCHEN/BREAKFAST ROOM
- FAMILY ROOM / STUDY, UTILITY ROOM AND CONSERVATORY
- THREE FURTHER DOUBLE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- GARAGE & PARKING FOR THREE CARS
- NESTLING IN STUNNING, SECLUDED, WRAPAROUND GARDENS
- SPACIOUS SITTING / DINING ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM
- FAMILY BATH AND SHOWER ROOM
- EPC RATING : D

Hathaway House is a charming period property set in a sought-after private road in Loudwater

This immaculate four bedroom detached property believed to date from 1928, retains original features including fireplaces, beams and internal doors. It has been thoughtfully re-modelled and updated to create a stunning family home, in a very peaceful and private location within easy reach of transport links and excellent schooling.

To the ground floor is a large welcoming entrance hall with a fireplace. A side door and lobby lead through to the recently updated cloakroom. The well-appointed kitchen / breakfast room has a range of solid wood, painted base and wall units, with a granite island and worktops, Rangemaster range cooker, large free-standing Samsung fridge freezer, integrated dishwasher and microwave. There is also space for a large sofa.

Bi-fold doors lead through to the conservatory and further doors open to a spacious sitting/dining room with a log burner, a very sociable space for entertaining.

There is a family room, and the utility/laundry room has a butler sink, storage cupboards and space/plumbing for a washing machine and tumble dryer.

Upstairs, the principal bedroom has a dressing room and en-suite shower room.

Bedroom two also has an en-suite shower room and original fireplace, in addition to a delightful balcony overlooking the garden.

Bedroom three and four are also double rooms, and a family bath/shower room complete this first floor. Loft access on the landing leads to a fully boarded loft with two pretty windows and there is potential to extend if wished. (STPP)

The delightful wraparound gardens mainly laid to lawn are surrounded with a variety of mature trees and shrubs affording privacy. Two porcelain patios provides the ideal spot to relax, and there are two secure side gates to both front and rear.

The detached single garage with workshop to the rear has an electric up and over door and an electric car charging point for added convenience.



VIRTUAL TOUR:

<https://vt.ehouse.co.uk/XxmeyXYSBy>

SITUATION

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

TENURE

Freehold. The property is situated on a private road and the yearly service charge is £200 per property.

COUNCIL

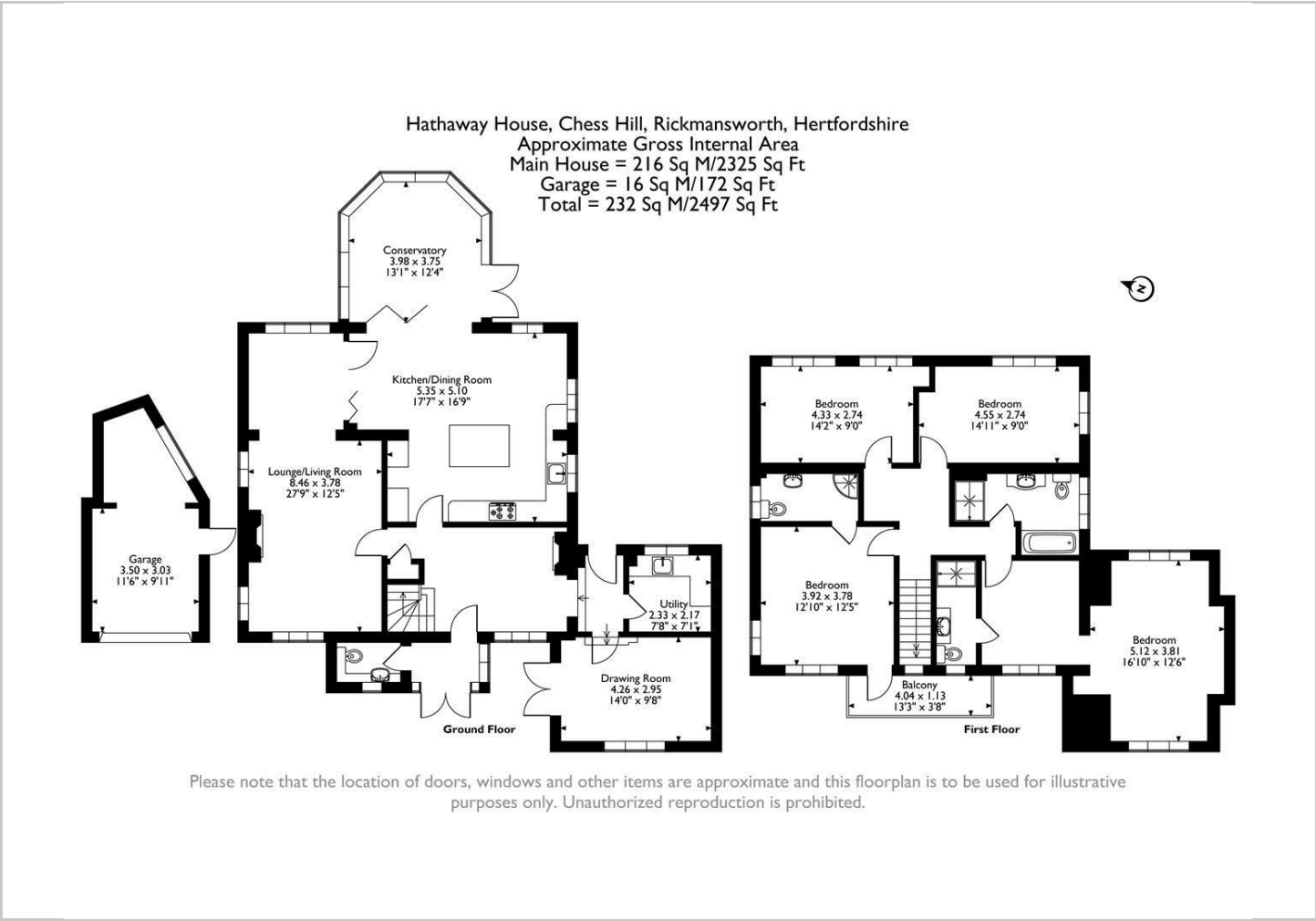
Three Rivers District Council : Band G







Floor Plans

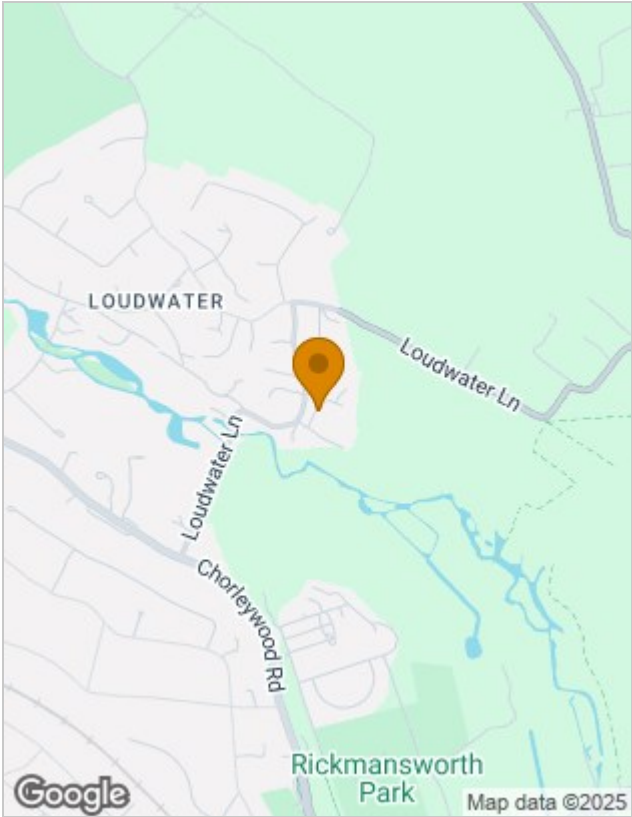


Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

