



Loudwater Heights
Loudwater | Hertfordshire

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An attractive detached family home set in delightful grounds of approx. 0.8 of an acre on one of Loudwater's sought-after private roads. This five bedroom property benefits from four reception rooms, and offers well-presented, versatile accommodation over two floors. The property has a triple garage as well as ample parking on the gravel driveway. The beautiful mature gardens surrounding the property are perfect for entertaining and recreation.*

CLOAKROOM • STUNNING DINING HALL AND TWO LARGE RECEPTION ROOMS • KITCHEN WITH BREAKFAST ROOM • LAUNDRY ROOM • HOME OFFICE/FIFTH BEDROOM ON GROUND FLOOR • MASTER BEDROOM WITH EN-SUITE BATHROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • UTILITY AREA & TRIPLE GARAGE • BEAUTIFUL MATURE GARDENS SURROUNDING THE PROPERTY



VIEW PROPERTY
ON WEBSITE



VIEW PROPERTY
LOCATION



VIEW HD
PROPERTY FILM

BOOK VIEWING



The exclusive and highly sought after Loudwater Estate is situated between Chorleywood and Rickmansworth. Local shopping facilities include a Marks & Spencer Food Hall, Waitrose & Tesco Superstore as well as outlets for most day-to-day needs.



The area has wide range of leisure facilities within easy reach including golf courses, tennis & fitness clubs, and the local theatre/cinema at Rickmansworth. A more comprehensive range of shopping & leisure facilities can be found in Watford, which is approximately 6 miles away.



There is an excellent range of schooling in both the public and private sector, including the highly regarded Royal Masonic School and St Clement Danes close, making it a popular choice for families.



There are Metropolitan/Chiltern Line Stations at both Chorleywood & Rickmansworth with services to Baker Street, The City & Marylebone offering convenient links into central London for both commuting as well as leisure.



Junction 18 of the M25 is a few minutes' drive away, providing access to the motorway networks, and Heathrow, Gatwick and Luton Airports.

*sourced from ProMap. These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.

THE ACCOMMODATION COMPRISES:-

EXTERNALLY:

FRONT - Gravel driveway with ample parking. Brick edged flowerbeds and lawn with mature tree in front garden and mature shrubs to boundary affording privacy. Carriage-style lanterns to each side of double fronted entrance door. Doors to the garage for three cars.

TRIPLE GARAGE - Metal up and over doors to the garage. Power and light. Additional access from the house.

REAR GARDEN - Beautiful mature gardens surround the property, mainly laid to lawn, with paved area adjacent to the house.

ON THE GROUND FLOOR:

LOBBY - Parquet flooring to entrance lobby, with a pair of glazed doors to dining room, ceiling light and radiator. Door to cloakroom. Window to front with curtains on a brass pole

CLOAKROOM - White suite with wash basin and low-level WC. Wall lights. Tiled floor. Radiator. Front aspect with roller blind and curtains.

DINING HALL - Pair of glazed doors leading from entrance lobby into a spacious family dining room with a rear aspect to the gardens beyond and paved terrace. Door to under stairs storage cupboard housing monitored security alarm. Radiator with cover. Range of fitted cupboards and built-in shelving. Full length curtains on brass pole.

SITTING ROOM - Open fireplace with stone hearth and brass surround. Extensive fitted shelving and cupboards with archway leading to French doors to the patio. Downlighters. Radiator. Full length curtains.





DRAWING ROOM - Delightful triple aspect room with two glazed doors to the garden. Two radiators and floor length curtains on brass pole.

KITCHEN - Rear aspect kitchen with range of cream base and wall units. Integrated Bosch oven and microwave. Two fully-integrated fridges and freezers. Double stainless-steel sink with waste disposal unit and mixer tap with lever. Induction hob with extractor above. Miele dishwasher. Two integrated wine storage racks. Wood effect laminate flooring and wood effect laminate worktop. Part-tiled walls. Venetian blinds. Steps down to Breakfast room and door to glass roofed utility area.

BREAKFAST/FAMILY ROOM - Steps down from kitchen into a cosy double aspect breakfast room with TV point. Built-in cupboards housing water softener unit and electric meters. Curtains on a wooden pole..

UTILITY AREA - Door from kitchen giving access to a versatile service area between the house and garage, with a paved floor. Doors to front and rear garden and third door to garage, laundry room and home office.

LAUNDRY ROOM - Corridor leading to Laundry room. Tiled floor. Wood effect laminate worktop with space below for washing machine and tumble drier. Window to rear garden. Triple spotlight. Stainless steel sink. Space for fridge freezer.

HOME OFFICE/BEDROOM FIVE - Corridor leading to large home office with three single doors to rear garden. Wooden flooring. Extensive wall storage units with shelving, drawers and cupboards. TV point. Full length curtains on wooden pole.



ON THE FIRST FLOOR:

LANDING – Carpeted stairs from the dining hall leading to first floor with carpet to all bedrooms. Access to fully boarded loft with pull down ladder and fluorescent lighting. Airing cupboard housing hot water cylinder with shelving above. Light filled landing with two windows to front aspect and large window above staircase. Doors to four bedrooms and family bathroom.

MASTER BEDROOM – Corridor/dressing area featuring extensive fitted wardrobes, leading to the master bedroom. Further built-in wardrobes including two doors disguising access to the en-suite bathroom and dressing area. Triple aspect with windows to rear and side and door to balcony. Blinds and curtains.





EN-SUITE BATHROOM – White suite comprising bath with shower above and a glass shower screen, bidet, low level WC and wash basin set into vanity unit. Front aspect. Fully-tiled walls and floor. Cream ladder-style radiator. Roller blind.

BEDROOM TWO – Rear aspect double room with three double wardrobes. Full length curtains on a brass pole.

BEDROOM THREE – Dual aspect double room with large eaves storage cupboard and built-in storage unit across one wall with drawers and shelves. TV point. Roman blinds.

BEDROOM FOUR – Single rear aspect bedroom. Curtains on a brass pole with roller blind.

FAMILY BATHROOM – White suite featuring a sunken bath with chrome mixer tap and hand-held shower above on a riser rail, wall hung wash basin with chrome mixer tap and low-level WC. Part tiled walls and tiled floor. Shaver point.



DEVELOPMENT DETAILS:

SERVICE CHARGES – £625.00 per annum – Loudwater (Trout Stream) Estate Limited.

PROXIMITY TO AMENITIES –

- Rickmansworth London Underground and Chiltern Rail Station
By Car = 6 Minutes – 2 Miles away
- Rickmansworth Town Centre
By Car = 7 Minutes – 2.1 Miles way
- Chorleywood London Underground Station and Chiltern Rail Station
By Car = 9 Minutes – 2.7 Miles away
- Junction 18 of M25 = 7 Minutes 1.9 Miles away

RELATED CHARGES:

COUNCIL TAX – Three Rivers District Council - Band H: £3,430.36 (for the period April 2018-March 2019)



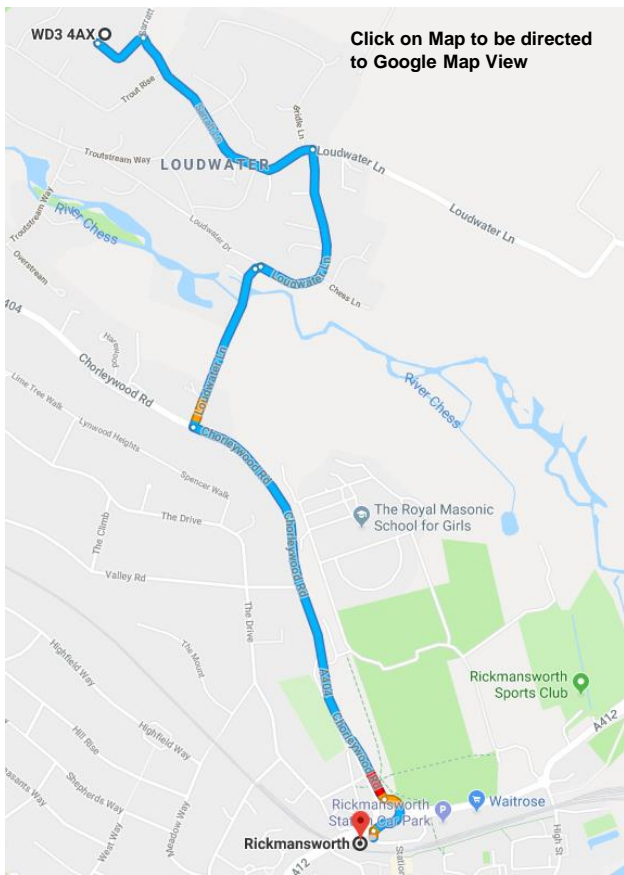


INFRASTRUCTURE INFORMATION:

EPR RATING – E

UTILITIES – Mains water, Drainage and Gas

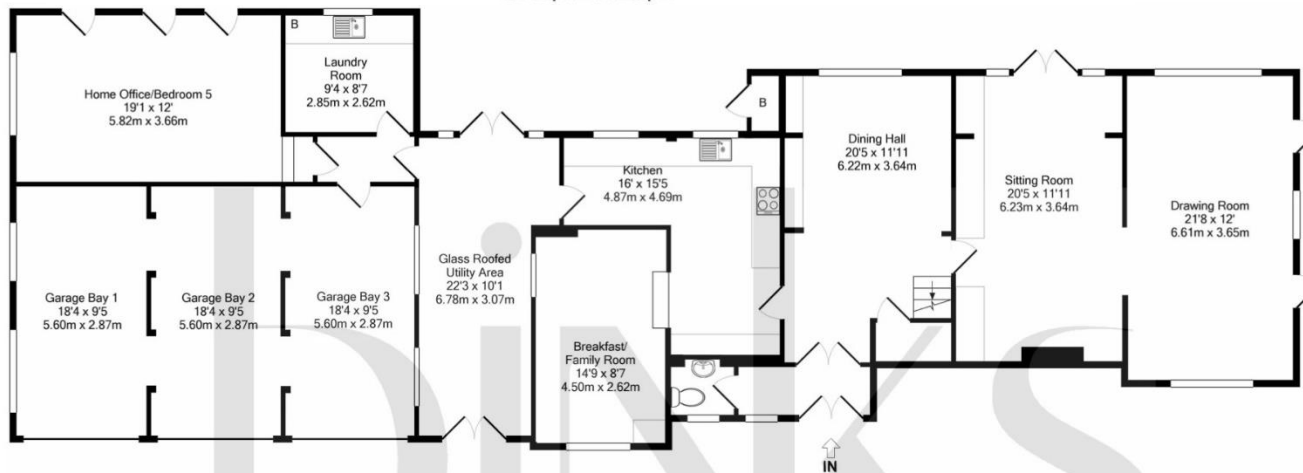
Loudwater Heights, Loudwater, Rickmansworth, Hertfordshire, WD3 4AX



Click on Map to be directed to Google Map View

Approx. Gross Internal Area

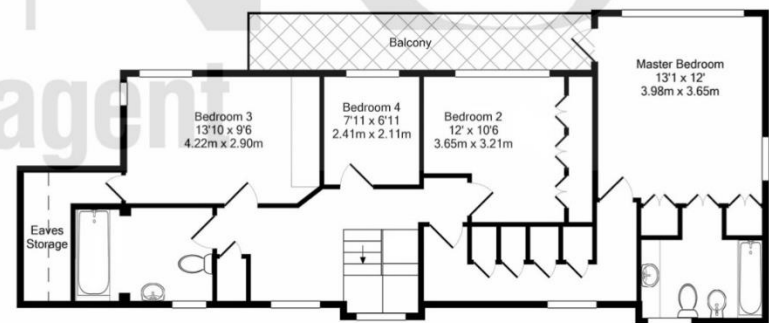
279 Sq M – 3002 Sq Ft



Ground Floor
Approx. Floor
Area 2147 Sq.Ft.
(199 Sq.M)



estate agent



First Floor
Approx. Floor
Area 856 Sq.Ft.
(80 Sq.M)

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These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

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