



SUPERB FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME

Trout Rise, Loudwater, Rickmansworth, Hertfordshire, WD3 4JS

ROBSONS

SUPERB FIVE BEDROOM, FOUR BATHROOM DETACHED PROPERTY

KITCHEN/BREAKFAST ROOM • RECEPTION ROOM • DINING ROOM • STUDY • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH EN-SUITE • GUEST BEDROOM WITH EN-SUITE • THREE ADDITIONAL BEDROOMS • FAMILY BATHROOM • INTEGRAL GARAGE • ATTACHED GARAGE • LARGE FRONT DRIVE • ATTRACTIVE LANDSCAPED REAR GARDEN • CHAIN FREE

Robsons are pleased to showcase this immaculately presented and spacious five bedroom, four bathroom detached family home, situated in the sought after Loudwater estate, with the added potential to extend (STPP).

The welcoming entrance hall leads into the main living areas, comprising of a large double aspect reception room with a feature fireplace and patio doors to the rear garden, together with double doors into the dining room, which has a bay window overlooking the garden. The kitchen/breakfast room has ample wall and base units, together with integrated appliances, a fitted seating/eating area and a door to the patio. The ground floor is completed by a fitted study, a guest cloakroom with a shower cubicle and access to the integral double garage.





To the first floor is the principal bedroom with fitted wardrobes and an en-suite bathroom with twin sinks and storage, together with the second bedroom which also has fitted wardrobes and an en-suite bathroom. There are also three additional bedrooms, two with fitted wardrobes, and the family bathroom.

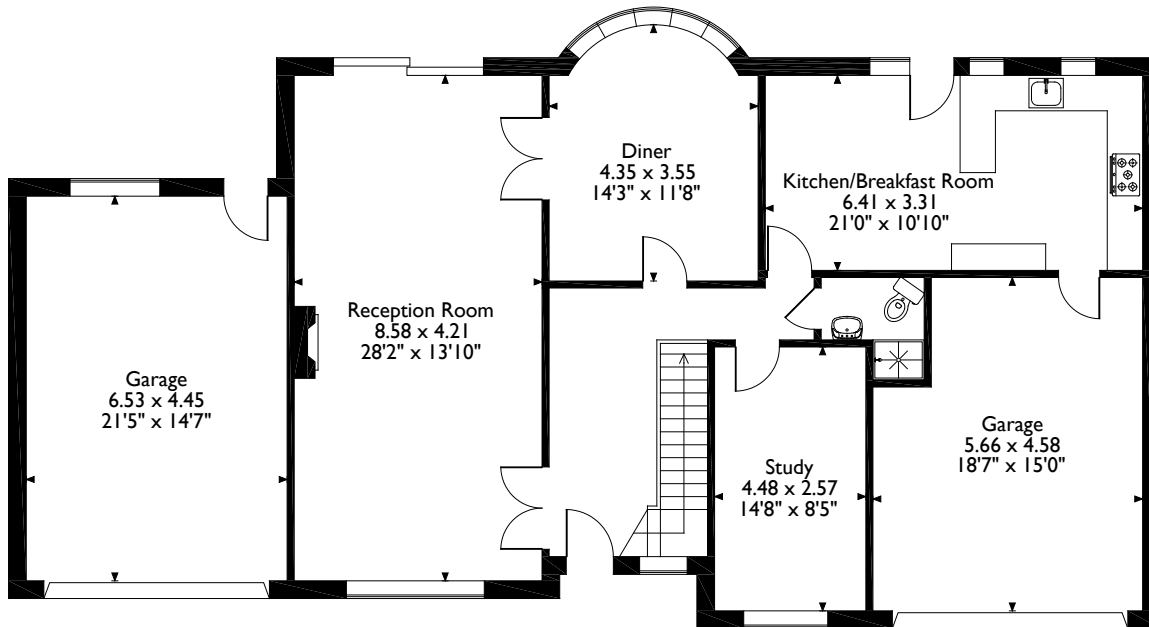
This stunning property has the added benefit of being chain free and is approached via a large driveway leading to both the attached and the integral double garages, providing off street parking for multiple vehicles. Side access provides access to the attractive, landscaped rear garden that has a generously sized patio area, areas of lawn, additional seating areas and mature planting.

Rickmansworth town centre is a short car ride away, together with Chorleywood Common with its 9 hole golf course and picturesque walks. Rickmansworth offers a comprehensive shopping centre, including Marks and Spencer, Waitrose and Tesco. There are a selection of good schools, both private and state, to include Merchant Taylors, St. Helens, The Royal Masonic School for Girls, Watford Grammar and York House. Rickmansworth station provides a frequent Metropolitan line service to London, Baker Street and the Chiltern turbo fast line service to Marylebone.

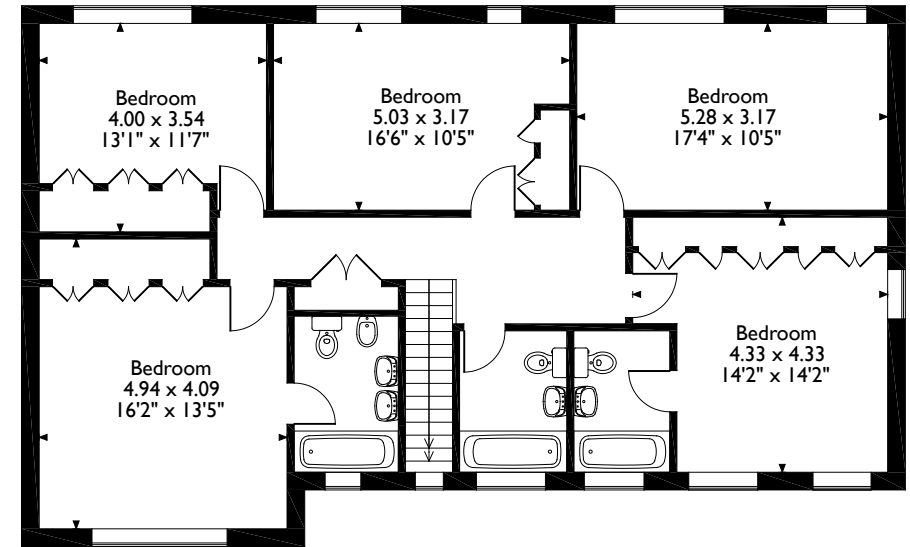
Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax: Band H
Energy Efficiency Rating: Band C



Trout Rise Loudwater, Rickmansworth
 Approximate Gross Internal Area
 Main House = 242 Sq M/2605 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 271 Sq M/2917 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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