



SUPERB FOUR BEDROOM, THREE BATHROOM DETACHED MCNAMARA FAMILY HOME

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

ROBSONS

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**KITCHEN/FAMILY ROOM • DINING ROOM •
UTILITY • GUEST CLOAKROOM • PRINCIPAL
BEDROOM WITH EN-SUITE & BALCONY
• GUEST BEDROOM WITH EN-SUITE •
TWO ADDITIONAL BEDROOMS • FAMILY
BATHROOM • GARAGE • LARGE DRIVEWAY •
ATTRACTIVE REAR GARDEN • GARDEN STUDIO
WITH EN-SUITE • STORAGE SHEDS**

Robsons are pleased to present this superb four bedroom detached McNamara home located on the sought after Loudwater estate. This attractive property has potential to extend (STPP) and is situated on a generously sized plot.

The property consists of a large welcoming entrance hall with double doors into the spacious and bright kitchen/reception room. The double aspect kitchen area has ample modern high gloss wall and base units, together with a centre island/breakfast bar and integrated appliances, to include a wine fridge, microwave, coffee machine and dishwasher. This is open to the reception area which has a feature fireplace and two sets of French doors into the garden.

The ground floor is completed by a double aspect dining room with a bay window, a utility room and a guest cloakroom.





To the first floor is the principal bedroom which has an en-suite, fitted wardrobes and French doors onto a balcony overlooking the rear garden, the guest bedroom with en-suite and two additional bedrooms, together with a good sized family bathroom with a bath as well as a shower cubicle.

The property is approached via a large driveway leading to the garage, providing parking for multiple vehicles. The beautiful landscaped rear garden has various patio/seating areas, a wooden gazebo and two garden sheds. There is also a garden studio which has the benefit of a power, light and an en-suite which would be ideal as a home office.

Rickmansworth town centre is a short car ride away, together with The Common at Chorleywood with its 9 hole golf course and picturesque walks. Rickmansworth offers a comprehensive shopping centre with the food halls of Marks and Spencer, Waitrose and Tesco. There are a selection of good schools, both private and state within the area including 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 G

Energy Efficiency Rating: Band E



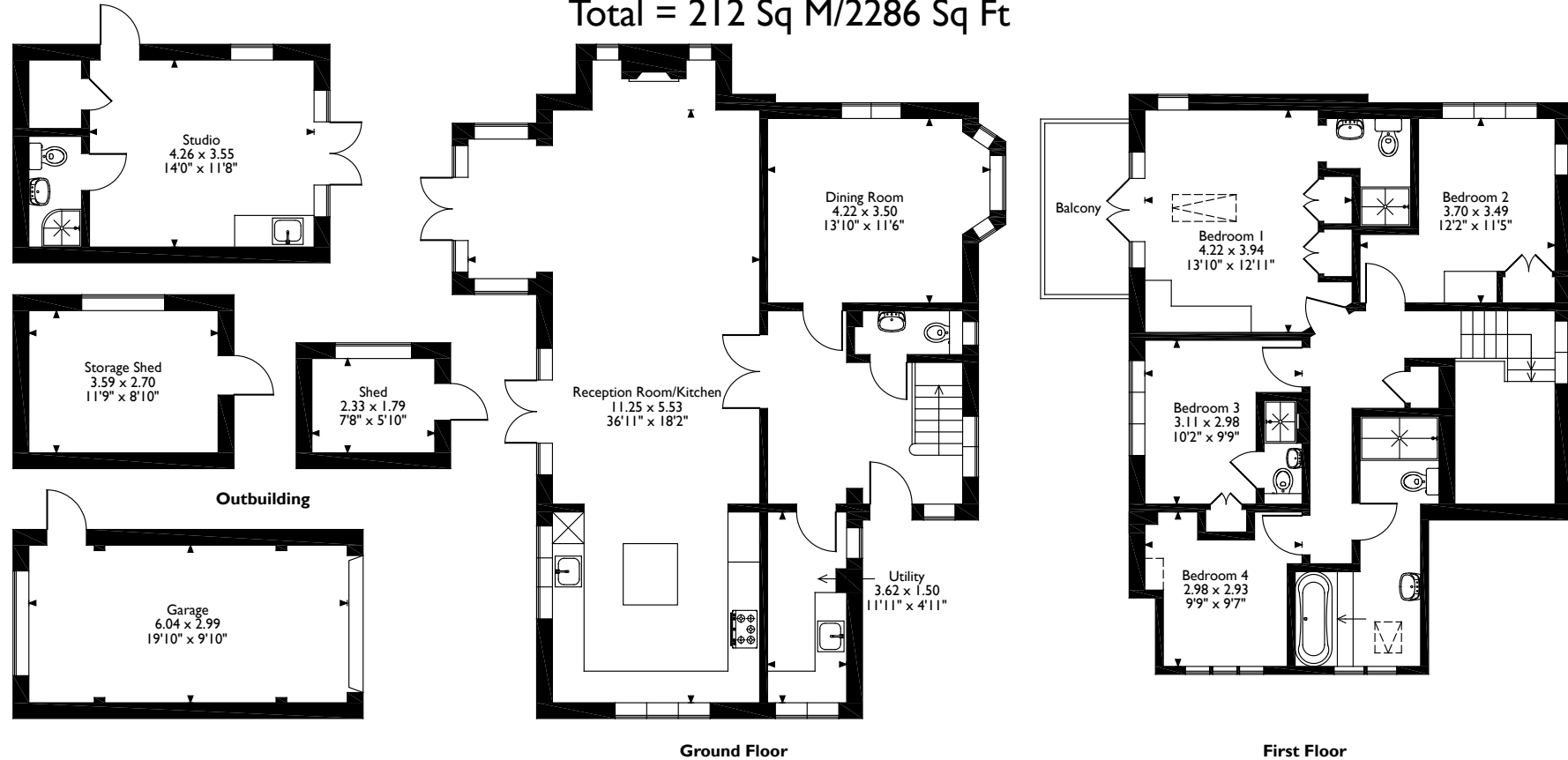
Trout Rise Loudwater, Rickmansworth, Hertfordshire

Approximate Gross Internal Area
Main House = 161 Sq M/1735 Sq Ft

Garage = 18 Sq M/195 Sq Ft

Outbuildings = 33 Sq M/356 Sq Ft

Total = 212 Sq M/2286 Sq Ft



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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