



STUNNING EXTENDED & MODERN FOUR/FIVE BEDROOM FAMILY HOME

Sarratt Lane, Loudwater, Rickmansworth, WD3 4AS

ROBSONS

- **KITCHEN/LOUNGE/DINING ROOM • LIVING ROOM • STUDY • UTILITY ROOM • GUEST CLOAKROOM • BEDROOM FIVE/PLAY ROOM • PRINCIPAL BEDROOM WITH DRESSING ROOM & ENSUITE BATHROOM • FOUR FURTHER BEDROOMS ONE WITH ENSUITE SHOWER ROOM • FAMILY BATHROOM**
- **EXTENSIVE SECLUDED REAR GARDEN**
- **CARRIAGE DRIVEWAY & GARAGE**

An exceptional four/five bedroom, detached family residence that provides 2884 sq ft of flexible living with modern and contemporary features and underfloor heating throughout the entire downstairs, along with great outside entertaining space.

The property comprises of a welcoming entrance hall, a superb double aspect kitchen/lounge/dining room with bespoke fitted units finished in cream, integrated appliances with ample space for dining, with bi folding doors leading out to the garden.

The ground floor has a further very spacious light filled reception room with a beautiful feature fire place, dual aspect windows, a skylight and bi folding doors leading out to the garden. Completing the ground floor is a study, a utility room, a guest cloakroom and a fifth bedroom/playroom.





To the first floor there is a spacious landing leading to the principal bedroom featuring a full length window overlooking the stunning garden, a dressing room with fitted mirrored wardrobes and a large luxury fully tiled bathroom with bath and shower cubicle and his and hers wash basins, three further good sized bedrooms, one with an ensuite fully tiled shower room with spotlights and under sink storage and a family bathroom with a bath and a large shower cubicle.

Externally, this great property boasts an extensive and private rear garden that is mainly laid to lawn with a variety of shrubs and flower beds with a wraparound patio area perfect for alfresco dining in the Summers months. To the front of the property is a sizeable driveway providing off street parking for multiple cars and a wider than average garage with ample storage space in the roof.

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

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



Bantry Cottage, Sarratt Lane Loudwater, Rickmansworth, Hertfordshire

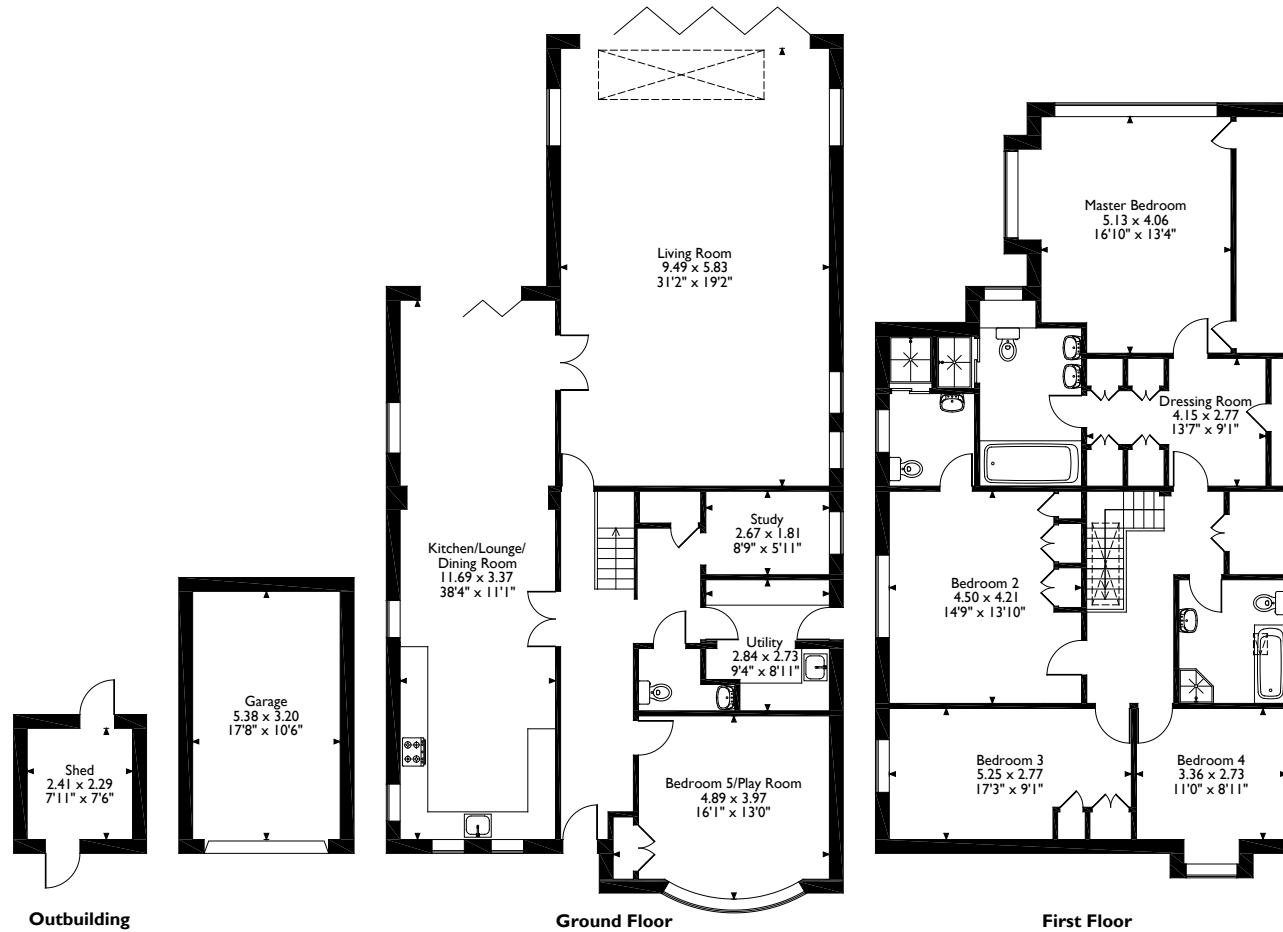
Approximate Gross Internal Area

Main House = 268 Sq M/2884 Sq Ft

Garage = 17 Sq M/183 Sq Ft

Outbuilding = 6 Sq M/65 Sq Ft

Total = 291 Sq M/3132 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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