



STUNNING FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOME IN EXCESS OF 2,100 SQ.FT

Rooks Hill, Loudwater, Rickmansworth, WD3 4HZ

ROBSONS

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**SITTING ROOM • DINING ROOM • KITCHEN •
FAMILY ROOM / STUDY • PRINCIPAL
BEDROOM WITH ENSUITE • BEDROOM TWO
WITH ENSUITE • TWO FURTHER BEDROOMS •
FAMILY BATHROOM • BEAUTIFUL REAR
GARDEN, DRIVEWAY AND GARAGE •
SITUATED ON A PRIVATE ROAD**

Description

Offering both character and charm, infused with a modern twist, is this well-appointed, four bedroom, three bathroom family McNamara home, situated on a quiet, charming private road offering character features with a superb rear garden, private pebbled driveway for up to 4 cars and a garage.

The entrance to this delightful property comprises of a spacious, high ceiling, galleried landing, with stairs that lead to the first floor. There is a double-aspect sitting room with vaulted ceilings, an inglenook feature fireplace and doors that open out to the garden.





Also located on the ground floor a family room with a feature fireplace and a door leading to a side entrance.

The kitchen / breakfast room effortlessly flow through to a dining room with a French door opening out to the garden.

The luxury kitchen features a range of fitted units that provide ample storage space with integrated appliances and a gas cooker set within an exposed brick surround.

To the first floor there is a double-aspect master suite with beamed vaulted ceilings, a feature fireplace and an ensuite shower room, a second bedroom with ensuite, two further bedrooms and a family bathroom with wood panelling and a roll top bath. Externally, this fabulous home offers a beautiful rear garden, laid to lawn with well manicured hedges, shrubs and flower beds and a patio area. To the front is a driveway providing off-street parking, a garage, and side access to the rear garden.

Tenure: Freehold

Local Authority: Three Rivers District Council

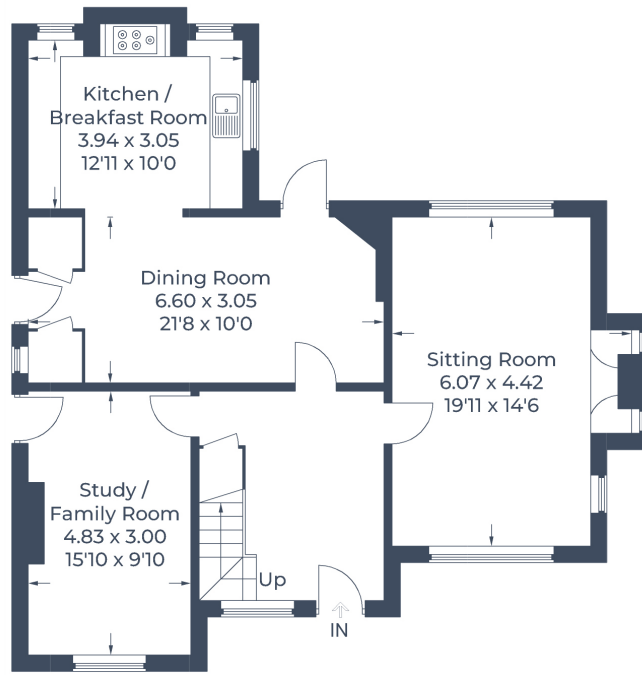
Council Tax: G

Energy Efficiency Rating: D

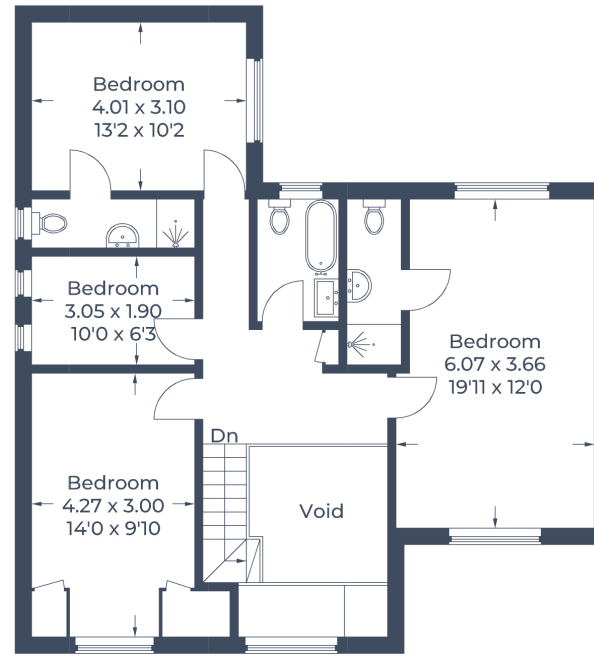
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



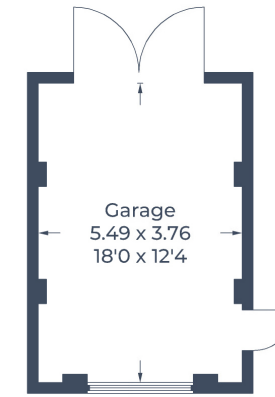
Approximate Gross Internal Area
Ground Floor = 87.4 sq m / 941 sq ft
First Floor = 88.5 sq m / 953 sq ft
Garage = 20.6 sq m / 222 sq ft
Total = 196.5 sq m / 2,116 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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