



**A 4 BEDROOM, 3 BATHROOM DETACHED FAMILY HOME IN EXCESS OF 2,700 SQ.FT.  
IN A DESIRABLE LOCATION**

Timberidge, Loudwater, Hertfordshire, WD3 4JD

**ROBSONS**



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**THREE RECEPTION ROOMS • CONSERVATORY  
• KITCHEN & UTILITY ROOM • PRINCIPAL  
BEDROOM WITH WALK IN DRESSING ROOM &  
ENSUITE • THREE FURTHER DOUBLE  
BEDROOMS, ONE WITH ENSUITE • FAMILY  
BATHROOM • REAR GARDEN • DRIVEWAY  
WITH OFF-STREET PARKING • INTEGRAL  
DOUBLE GARAGE • SCOPE TO EXTEND (STPP)**

### Description

A desirable four double bedroom, three bathroom detached family home in excess 2,700 sq.ft. set within a peaceful cul du sac.

The ground floor comprises a generous entrance hallway with a guest cloakroom, a spacious living room with a modern feature fireplace, a bay window and French doors opening out to the garden, and a front aspect living room. The kitchen features a range of modern units with space for freestanding appliances, a kitchen island, a cloak cupboard and a walk-in pantry.







Off the kitchen is a utility room with access to the double garage and a door leading outside. The light and bright dining room can be accessed via the hallway and the kitchen and effortlessly flows through to the conservatory with panoramic views of the beautiful south-facing garden.

To the first floor there is a spacious landing leading to a principal bedroom with a walk-in dressing room with his and her basins and fitted wardrobes and an ensuite bathroom with a bath and a shower. There are three further double bedrooms with one boasting an ensuite and all benefitting from fitted wardrobes, and a family bathroom.

Externally, this lovely family home boasts a private and secluded rear garden laid to lawn with mature trees, shrubs and flower beds, a patio area to enjoy outside dining with an awning. To the front is a driveway providing off-street parking for multiple cars, a double integral garage and a well-presented garden.

### Location

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: H

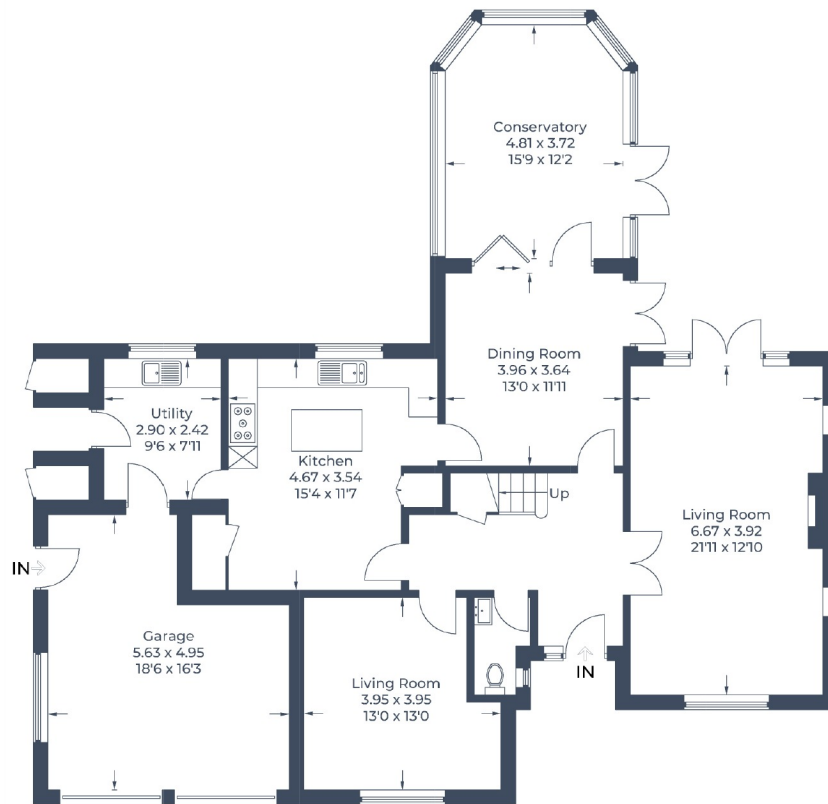
Energy Efficiency Rating: C

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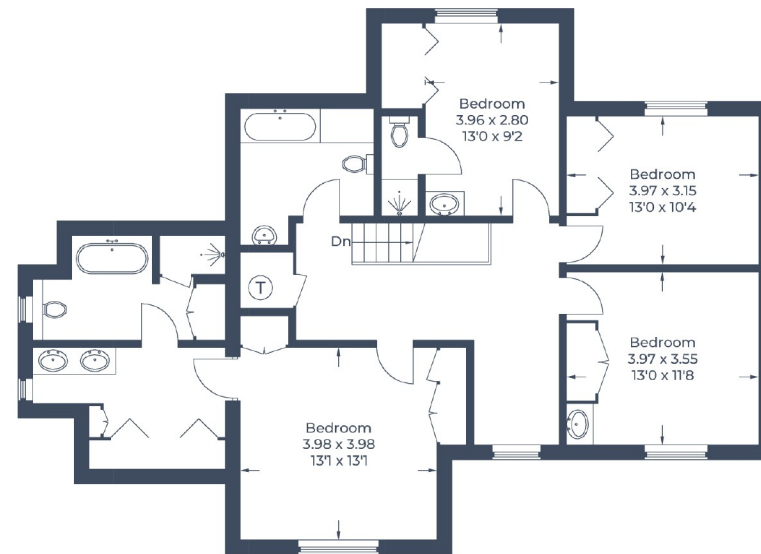




Approximate Gross Internal Area  
 Ground Floor = 146.5 sq m / 1,577 sq ft  
 First Floor = 105.3 sq m / 1,133 sq ft  
 External Cupboard = 1.5 sq m / 16 sq ft  
 Total = 253.3 sq m / 2,726 sq ft



**Ground Floor**



**First Floor**

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