



**A BEAUTIFULLY PRESENTED FIVE BEDROOM, TWO BATHROOM FAMILY HOME SET
WITHIN THE HIGHLY SOUGHT AFTER LOUDWATER ESTATE**

Troutstream Way, Loudwater, Rickmansworth, Herts, WD3 4LB

ROBSONS

Troutstream Way, Loudwater, Rickmansworth, Herts,
WD3 4LB

**THREE RECEPTION ROOMS • KITCHEN &
UTILTIY ROOM • CONSERVATORY • OFFICE •
PRINCIPAL BEDROOM WITH EN-SUITE • FOUR
FURTHER BEDROOMS • FAMILY BATHROOM
• SET WITHIN AN ACRE PLOT • DOUBLE
GARAGE • DRIVEWAY**

Description

A beautifully presented five bedroom detached family home offering an impressive 2,945 sq ft of versatile accommodation, blending character features with contemporary design. Ideally positioned within the highly sought-after Loudwater Estate, the property is conveniently located for excellent schools, transport links and local amenities, making it a perfect home for modern family living.

The property is entered via a spacious and welcoming hallway with a guest cloakroom. To the front, a generous living room enjoys a garden outlook and features French doors opening onto the rear garden, creating a wonderful connection between indoor and outdoor space. Leading from the living room is a dedicated home office, ideal for remote working.

At the heart of the home is a sleek, modern kitchen, beautifully appointed with an extensive range of fitted units and integrated appliances. The kitchen flows seamlessly into a light-filled conservatory, enhanced by French doors opening directly onto the garden, perfect for entertaining and family gatherings. Further ground floor accommodation includes a utility room, a second reception room, and an additional sitting room, offering excellent flexibility for growing families.









To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite bathroom complete with both bath and separate shower. There are four further bedrooms, all of which feature fitted wardrobes, served by a large, contemporary family bathroom.

Outside, the property enjoys a generous and private rear garden, predominantly laid to lawn and bordered by mature trees and shrubs, providing an excellent degree of seclusion. A large raised terrace offers the perfect setting for outdoor dining and relaxation while enjoying extensive views over the neighbouring livery farm. To the front, there are well-maintained gardens, a driveway providing ample off-street parking, and access to a double garage.

This exceptional home combines space, style and location, offering an outstanding opportunity in one of the area's most desirable estates.

Location

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. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Additional Information

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

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

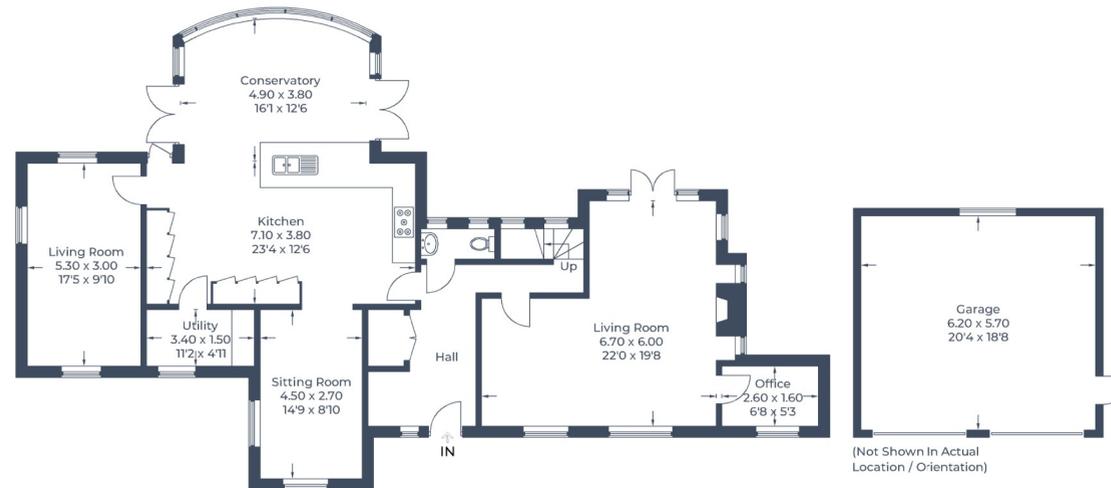




Approximate Gross Internal Area = 273.6 sq m / 2,945 sq ft



First Floor



Ground Floor

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

© CJ Property Marketing

ROBSONS

130 High Street, Rickmansworth WD3 1AB
Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.