



RIVER VIEW

Loudwater Lane, Loudwater, Rickmansworth, Hertfordshire, WD3 4HP

savills

A CHARACTER DETACHED HOME ENJOYING VIEWS ACROSS THE CHESS VALLEY.

RIVER VIEW, LOUDWATER LANE,
LOUDWATER, RICKMANSWORTH,
HERTFORDSHIRE, WD3 4HP

Price On Application, Freehold

Reception hall ♦ sitting room ♦ drawing room ♦ kitchen ♦
utility room ♦ dining room ♦ shower room ♦ 4 bedrooms ♦
family shower room ♦ master bedroom with en suite
bathroom approached from second staircase ♦ gardens ♦
off-street parking ♦ EPC rating = D

Situation

Located in an elevated position with uninterrupted views and standing in grounds approximately a third of an acre. Rickmansworth provides a comprehensive shopping centre with the food halls of Marks & Spencer, Waitrose and Tesco. There is a selection of good schools, both private and state within the area. Rickmansworth Station provides a frequent Metropolitan Line service to Baker Street and the Chiltern Turbo a fast main line service to Marylebone. The M25 can be accessed at Junction 18, with links to the motorway network and major airports.

Description

River View is a superb 1920s character house with versatile accommodation and superb views over the River and Chess Valley. The gardens are a delightful feature and enjoy a good deal of seclusion with mature fruit trees, shrubs, a herb garden and a pond.

The house has in recent months undergone some updating to include additional secondary glazing, a newly fitted shower room with under floor heating and a new boiler. The property has also undergone both internal and external decoration.



On entering the property a bright reception hall leads onto the principal rooms. The dual aspect drawing room of approximately 19ft has a feature fireplace and in turn blends seamlessly onto the sitting room which offers a light and airy feel and enjoys superb views over the River Chess and beyond. The kitchen is well fitted with a range of wall and base units incorporating work surfaces over. Off the kitchen is a spacious dining room which overlooks the rear garden. Leading off the dining room is a well equipped utility room and a separate shower room completes the ground floor accommodation.

From the dining room a staircase leads to a generous bedroom with its own en suite bathroom. The main first floor accommodation offers four bedrooms and a modern newly fitted shower room with a contemporary white suite.

Outside

The gardens are mature and well-stocked offering a good level of privacy from neighbouring properties. They extend to approximately a third of an acre in all (Source: Promap) and enjoy views over the Chess Valley.

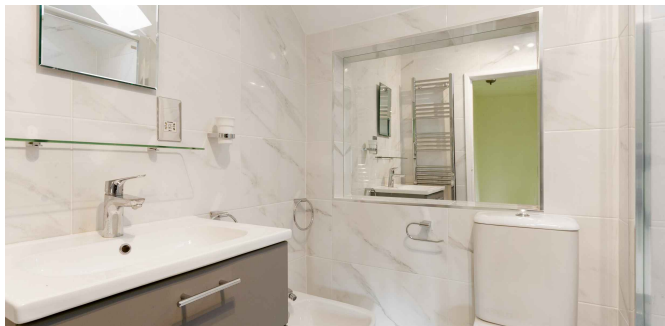
To the front there is off street parking for approximately two cars.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

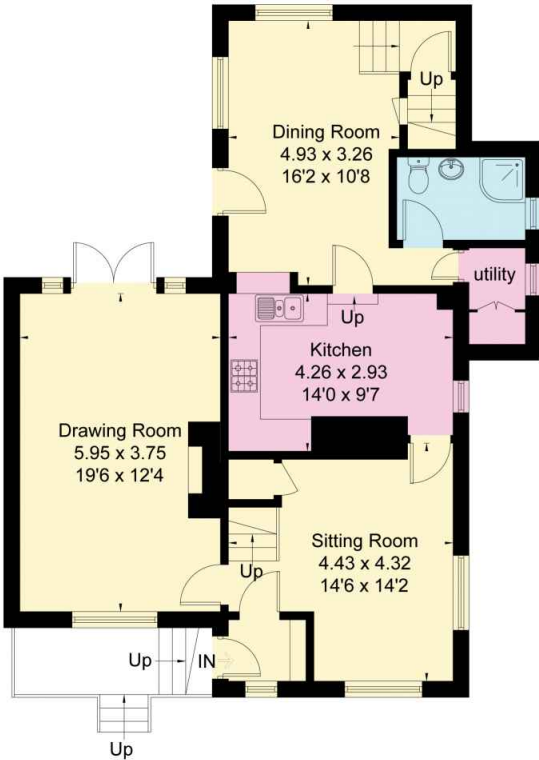
Viewing

Strictly by appointment with Savills.

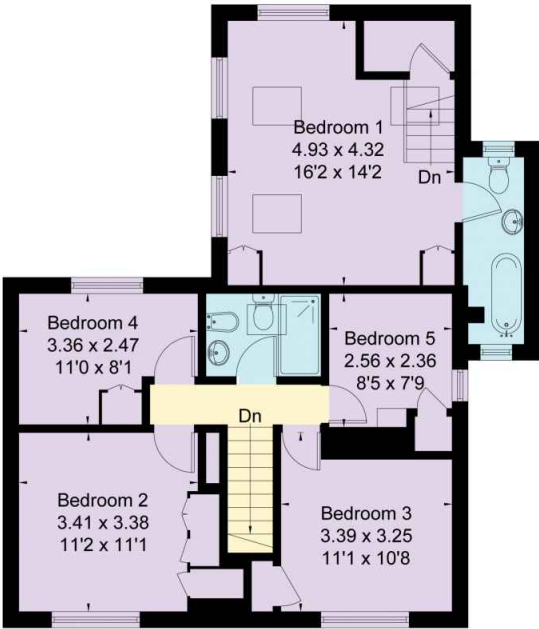


FLOOR PLANS

Approximate Floor Area = 159 .0 sq m / 1706 sq ft



Ground Floor



First Floor

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Savills Rickmansworth
11 Church Street,
Rickmansworth, WD3 1BX
rickmansworth@savills.com
01923 773171

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC