



Detached house with the benefit of planning

Miraflores, Troutstream Way, Loudwater, Rickmansworth, Hertfordshire, WD3 4LA

Freehold



Current house comprises: Entrance hall • Sitting room • Dining room • Kitchen/ breakfast room • Utility • Studio • Four bedrooms • Study/bedroom five • Two bathrooms Integral garage • Carport • Grounds of about 0.62 acres

Local Information

Miraflores is a mid-century detached house set in a wonderful location within the highly sought-after Loudwater Estate. The towns of Rickmansworth and Chorleywood are equi-distance. Rickmansworth is a busy commuter town combining an eclectic mix of the old and new. Rickmansworth Station provides a frequent Metropolitan Line service to London, Baker Street and the Chiltern Turbo a fast main line service to Marylebone. Chorleywood has the Common and both Metropolitan\Chiltern railway service. The M25 can be accessed at Junction 18.

Property Description

This architect-designed house features new sealed unit double glazing, new boiler, gas central heating, complete new roof and a modern bathroom suite. The house is approached over its own private driveway and is well positioned with the principal rooms benefitting from the fine southerly rear aspect. From the hall with cloakroom, is a triple aspect sitting room which opens to the dining room. The kitchen/breakfast room and studio also enjoy views over the garden.

To the first floor is a spacious master bedroom which opens to a large balcony and en suite bathroom. There are three further bedrooms plus a study/bedroom 5 and a family bathroom.

Outside

Miraflores sits on a large, private, level plot and the rear garden is mainly laid to lawn. To the front is a large driveway with parking for several vehicles plus a single garage and carport.

Planning Permission

The property has planning permission (17/1745/FUL) to extend the house to form six bedrooms, four bathrooms, large kitchen/dining room, lounge, study, gym, utility, cloakroom and four-car garage.

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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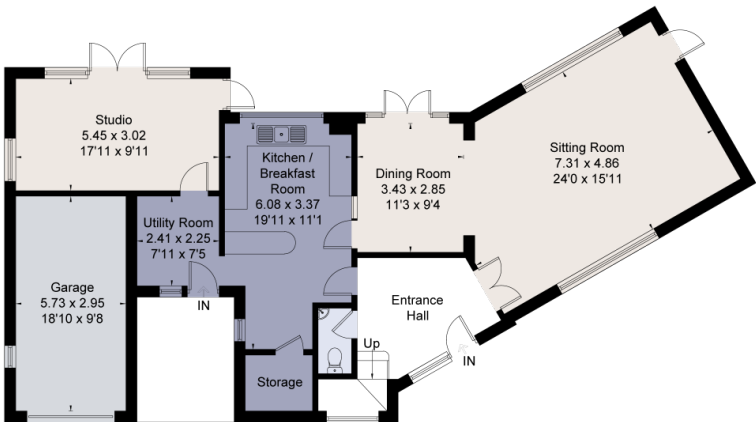


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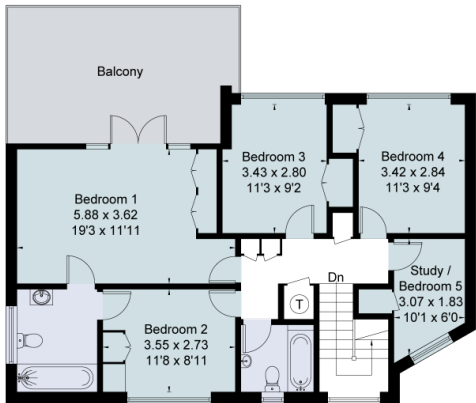
savills.co.uk

Contact
Savills Rickmansworth
01923 725500
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Approximate Area = 187.8 sq m / 2021 sq ft
Garage = 17 sq m / 183 sq ft
Total = 204.8 sq m / 2204 sq ft
For identification only. Not to scale.
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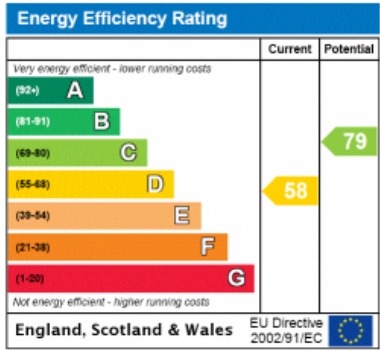


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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