



Rose Garden Mews

Loudwater, WD3

binks
estate agent

{ The Particulars

Troutstream Way
Loudwater, Rickmansworth, WD3

Guide Price: £450,000
Freehold

 **1 Bedrooms**
 **1 Bathrooms**
 **1 Receptions**

Features

- Private Loudwater Estate
- Character features
- Living room with built-in cabinetry and vaulted ceilings
- Fitted Kitchen with appliances
- Double bedroom with built-in furniture
- En-suite bathroom
- Chain Free
- Two allocated parking spaces
- EPC: D

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The Property

A unique bungalow style property set in a peaceful location on the private Loudwater Estate. Rose Garden Mews is a select development tucked away off Troutstream Way.

Front door into spacious dual aspect living room with built-in cabinetry, this room features a vaulted ceiling with a sky light window and exposed brick and flint walls. The separate kitchen has a selection of built-in in cupboards and fitted appliances.

The double bedroom is also dual aspect with a vaulted ceiling and a range of built-in furniture to maximize space and storage. There is an en-suite bathroom with a white bathroom suite and a sky light window.

The property has two private allocated parking spaces.

Perfect for those seeking a peaceful, characterful home in an exclusive location, Rose Garden Mews offers a rare opportunity to experience tranquil living in the heart of Loudwater.

Location

Loudwater is an exclusive Estate and conservation area located near Rickmansworth in Hertfordshire. The area has been inhabited since at least the Saxon times, with archaeological evidence of settlements dating back to the 4th and 5th centuries. The name Loudwater derives from the loud noise of the River Chess, which flows through the area.

It offers excellent transport links with junctions 17 and 18 of the M25 a few minutes' drive with Heathrow, Luton and Gatwick airports within easy reach. For the commuter there are Metropolitan/Chiltern Line stations at both Rickmansworth and Chorleywood offering services into central London. Shopping facilities in Rickmansworth include Waitrose, M & S Foodhall, Tesco Superstore as well as smaller independent outlets for day-to-day needs.

There is also an excellent range of schooling in the private and public sector including the highly regarded Royal Masonic School.

Costs

£775 Private Loudwater Estate - Service charge (for the period 2024-2025)

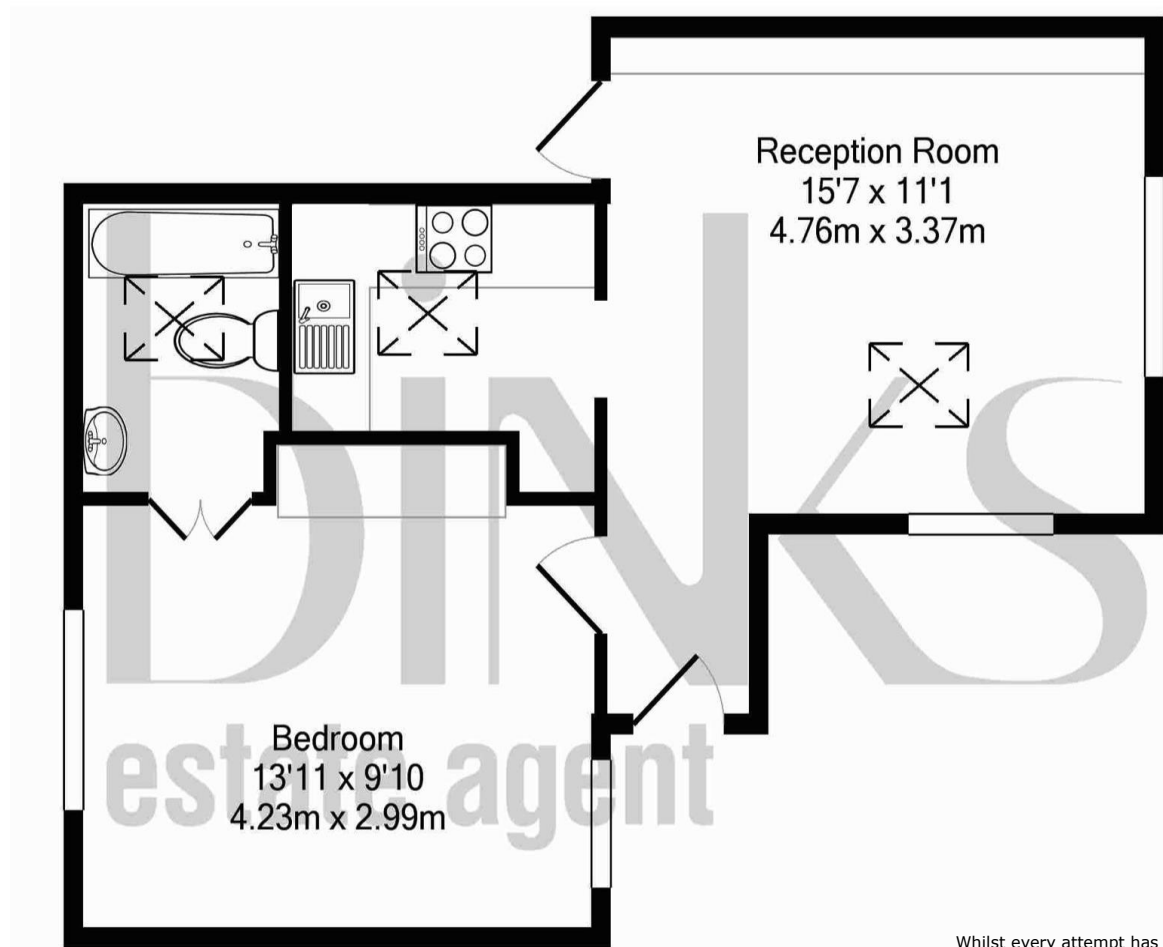
Council Tax – Three Rivers District Council – Band - D
£2,206.77 (for the period 2024-2025)

{ Situated in a tucked away position on the private Loudwater Estate is this unique end of terrace bungalow. This attractive home has a living room with vaulted ceiling, fitted kitchen, double bedroom and en-suite bathroom. The property further benefits from two allocated parking spaces and is offered to market chain free.

**Rose Garden Mews, Troutstream Way, Loudwater,
Hertfordshire, WD3 4LA**

Approx. Gross Internal Area

39 sq m – 419 sq ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

