



Ladywood Close, Loudwater
Rickmansworth, WD3 4AY

Offers in excess of £1,300,000 Freehold



The property

Nestled within a quiet and highly sought-after cul-de-sac on the prestigious Loudwater Estate, Ladygate presents a rare opportunity to acquire a spacious 4-bedroom detached family home. Set on a generous 0.37-acre plot, this well-maintained property offers versatile living accommodation with further potential to extend, subject to planning permission, making it an ideal choice for growing families.

The property features a welcoming lounge and an eat-in kitchen, perfect for everyday family living. A separate dining room, home study, and an additional smaller office with an ensuite shower room add further flexibility to the ground floor layout. Upstairs, there are four double bedrooms, including a spacious principal bedroom with its own ensuite, and a modern family bathroom.

Underneath the property is a cinema/TV room, offering a cosy entertainment space with restricted head height. To the rear of the garden is a fully functional home office equipped with electricity and Wi-Fi, providing an excellent space for remote working. The expansive rear garden offers ample outdoor space for relaxation and recreation.







Key Features

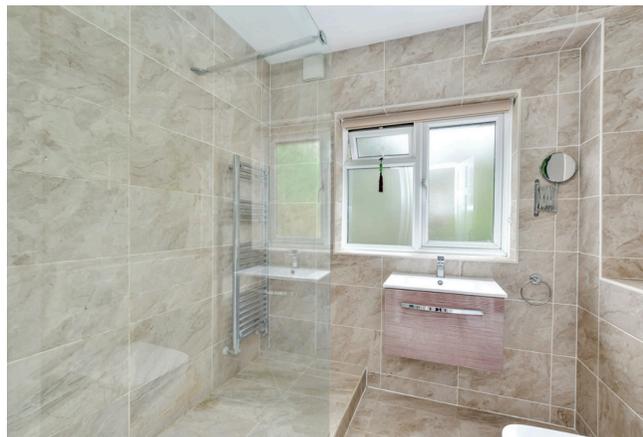
- Private secluded location
- Four double bedrooms
- Three bathrooms and downstairs WC
- Spacious living room
- Dining room
- Cinema room
- Parking for several cars
- Well-kept rear garden
- 0.37 acre plot
- Huge potential for extension STPP

Local Authority: Three Rivers District Council

Council Tax: G

Approximate floor area: 2,832.6 sq ft to include garden room and family room

Tenure: Freehold





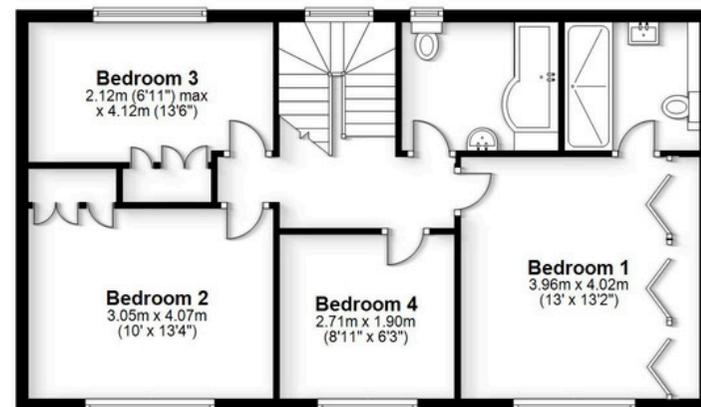




Ground Floor
Approx. 194.5 sq. metres (2093.5 sq. feet)



First Floor
Approx. 68.7 sq. metres (739.1 sq. feet)



Total area: approx. 263.2 sq. metres (2832.6 sq. feet)



Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

- 2.1 miles to Rickmansworth Station
- 2.2 miles to Rickmansworth High Street
- Nearest Motorway: 1.5 miles to M25

Local Authority: Three Rivers District Council

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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