



A FOUR BEDROOM DETACHED HOUSE SET ON 0.27 OF AN ACRE

Ormonde Road, Moor Park, Middlesex HA6 2EJ

ROBSONS

A FOUR BEDROOM DETACHED HOUSE SET ON 0.27 OF AN ACRE

Ormonde Road, Moor Park, Middlesex HA6 2EJ

**DEVELOPMENT POTENTIAL • NO CHAIN
• THREE RECEPTION ROOMS • KITCHEN
• UTILITY ROOM • CLOAKROOM • MAIN
BEDROOM WITH ENSUITE BATHROOM •
THREE FURTHER BEDROOMS • BATHROOM
• SECLUDED GARDEN • DOUBLE GARAGE •
CARRIAGE DRIVEWAY**

Description

A rare opportunity to purchase this four bedroom, two bathroom detached house, occupying a plot of approximately 0.27 of an acre in the private Moor Park estate. Built in 1965, this detached residence provides the perfect blank canvas to create a stunning family home on a secluded, south facing plot with carriage driveway. As it was constructed post-1958, there is great potential to extend and modernise the current house, or to redevelop and build a replacement dwelling, subject to obtaining planning permission.

The current house comprises an entrance hall with downstairs cloakroom, living room, dining room, study, kitchen, utility and internal door to a double garage.





Description

To the first floor there are four bedrooms, one with an ensuite bathroom, plus a family bathroom. The secluded south facing rear garden extends to approximately 70 feet in length and is mostly laid to lawn with mature borders and a small stream. A carriage driveway to the front of the property provides ample off street parking and access to the double garage.

Location

Ormonde Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops and restaurants. The local area is well served for state and private schools, which includes Merchant Taylors Junior and Senior Schools which are both on the estate. Leisure facilities are well catered for. Major motorways and airports are also within reach. This property falls within the Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers Planning Department and also Moor Park (1958) Limited whose approval for alterations and extensions is also required under the covenants of the Estate.

Additional Information

Tenure: Freehold

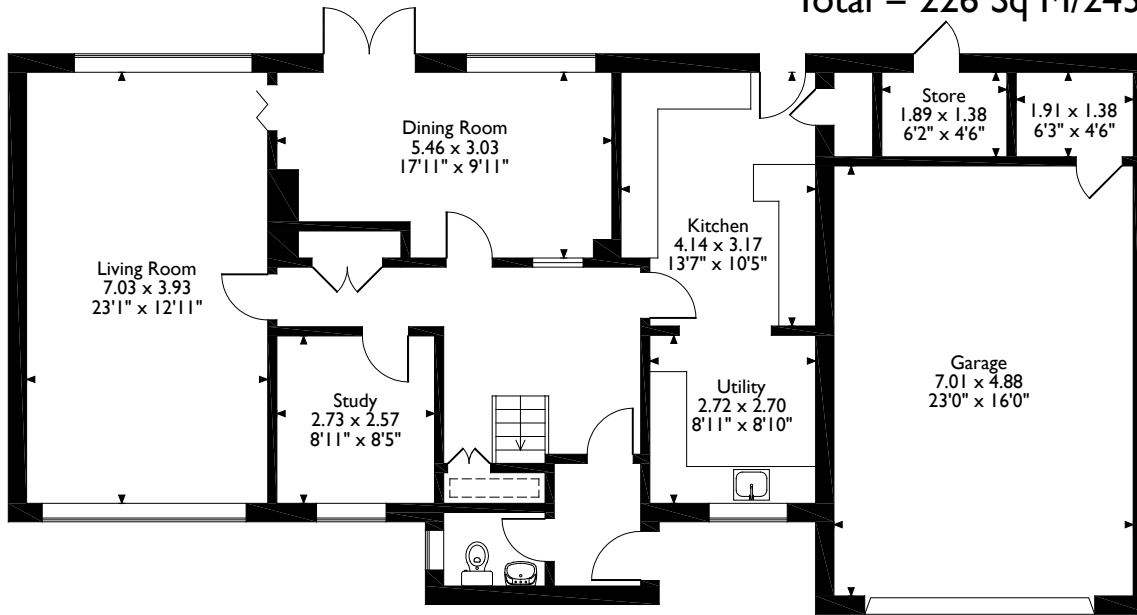
Local Authority: Three Rivers District Council

Council Tax: Band H

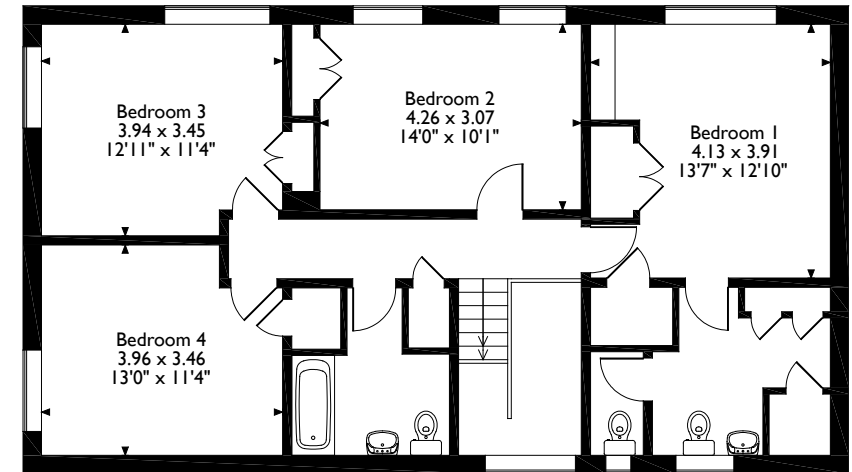
Energy Efficiency Rating: Band F



Cartref, Ormonde Road, Northwood
 Approximate Gross Internal Area
 Main House = 186 Sq M/2002 Sq Ft
 Garage = 37 Sq M/398 Sq Ft
 Outside Store = 3 Sq M/32 Sq Ft
 Total = 226 Sq M/2432 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

The Estate Office, North Approach, Moor Park, HA6 2JQ
 Tel: 01923 820622 moorpark@robsonswb.com

www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

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.