



## A 7 BEDROOM HOUSE ON A THIRD OF AN ACRE PLOT

Wolsey Road, Moor Park, Middlesex HA6 2EN

**ROBSONS**



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**THREE RECEPTION ROOMS • KITCHEN/  
BREAKFAST/FAMILY ROOM & UTILITY AREA •  
CLOAKROOM • FIRST FLOOR 5 BEDROOMS -  
ONE WITH ENSUITE FACILITIES • BATHROOM  
& SEPARATE WC • SECOND FLOOR -TWO  
FURTHER BEDROOMS ONE WITH A SHOWER  
ROOM & A BATHROOM PLUS 2 STORAGE  
ROOMS • SECLUDED REAR GARDEN • DOUBLE  
GARAGE • OFF STREET PARKING**

## Description

A seven bedroom, four bathroom detached family home, occupying a third of an acre plot. The ground floor comprises an entrance hall with guest cloakroom, a sitting room leading through to a snug/bar, dining room, open plan kitchen and family room, utility room and access to the integral double garage. To the first floor is the principal bedroom with ensuite bathroom, a second double bedroom with a kitchen, which could easily be converted to another ensuite, three further double bedrooms and a family bathroom. On the second floor there are two further bedrooms, family bathroom, separate shower room and wc, plus two good size storage rooms.







### Description

To the rear of the property is a lovely secluded garden of approximately 150' which is mainly laid to lawn with a variety of trees and shrubs and a patio area for outside entertaining. The property is screened to the front by shrubs and the driveway provides access to the double garage and off street parking.

### Location

Located on the exclusive 294 acre Moor Park Private Gated Estate, the property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops and restaurants. The local area is well served for state and private schools, which includes Merchant Taylors' Prep and Senior Schools, which are both on the estate. Leisure facilities include; five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach. This property falls within the Moor Park Conservation Area.

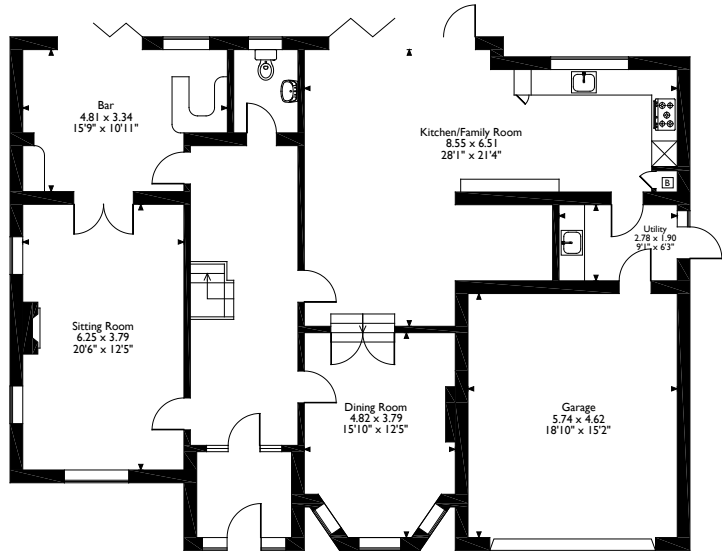
### Additional Information

Local Authority: Three Rivers District Council  
Energy Efficiency Rating: D

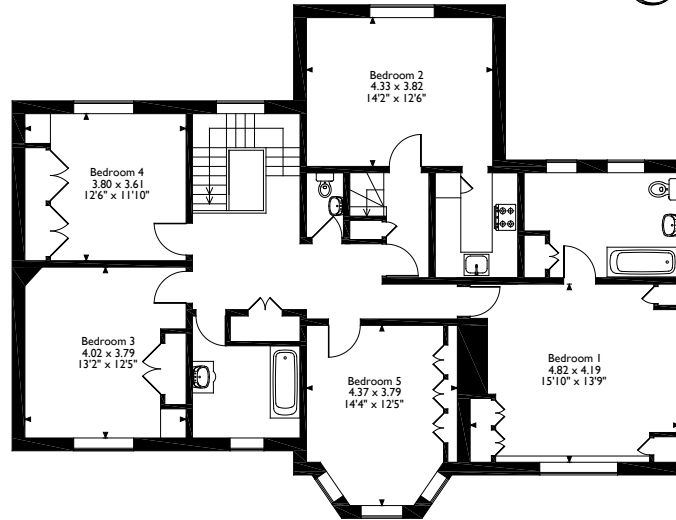




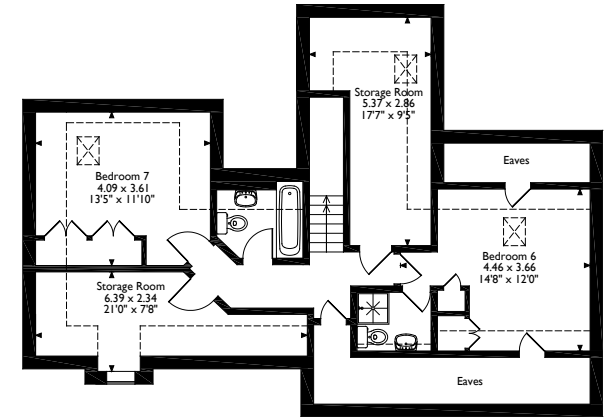
Wolsey Road, Northwood  
 Approximate Gross Internal Area  
 Main House = 312 Sq M/3358 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 340 Sq M/3659 Sq Ft



Ground Floor



First Floor



Second 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.

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