



AN EXCITING OPPORTUNITY ON THE MOOR PARK ESTATE

South Approach, Moor Park, Middlesex HA6 2EU

ROBSONS

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ENTRANCE HALL • LOUNGE/STUDY AREA • DINING ROOM • KITCHEN • CLOAK/SHOWER ROOM • THREE BEDROOMS • BATHROOM • SECLUDED REAR GARDEN • DOUBLE GARAGE • DRIVEWAY WITH OFF STREET PARKING • NO CHAIN

Whispers, is a charming three bedroom detached home, occupying a mature plot of just over a quarter of an acre in the much sought after Moor Park estate. This attractive property was constructed in 1967 and comprises an entrance hall, an L-shaped lounge and study area, a dining room with bay window to the front aspect, a ground floor bedroom /study, shower room and wc, and a fitted kitchen with door to the rear garden. To the first floor, both bedrooms benefit from dual aspect windows; the principal bedroom with built-in wardrobes and a small dressing area leading to the bathroom. The landing area offers further storage and access to a second double bedroom with wash basin. Internally, the property could benefit from some modernisation and offers huge potential for further extensions, making it the perfect blank canvas to create your ideal family home.





Outside

The well-established rear garden extends to approximately 140 feet in length, with woodland to the rear offering seclusion over the lawn and a plethora of exotic flower and shrub species. An imposing 90ft wide frontage with a shingled driveway provides ample off street parking and access to the double garage.

Location

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. South Approach is conveniently located for both Moor Park and Northwood's shops, restaurants and the Metropolitan Line train station. 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, Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.

Additional Information

Tenure: Freehold

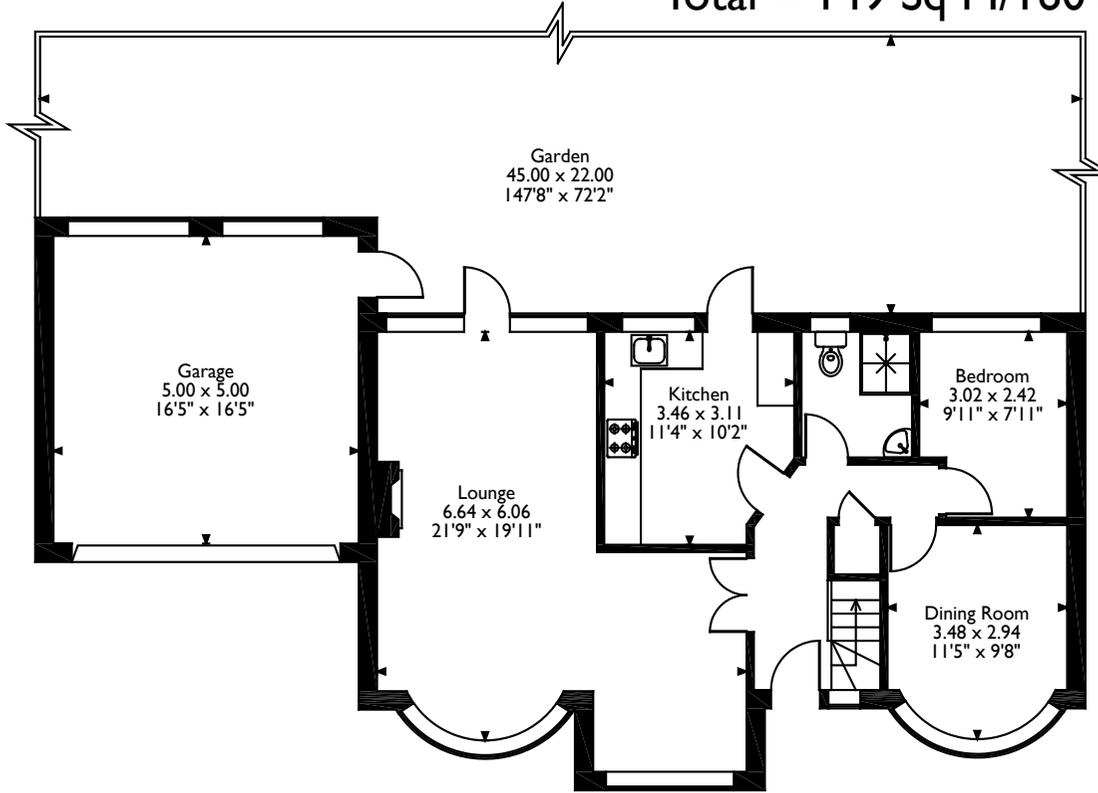
Local Authority: Three Rivers District Council

Council Tax: Band G

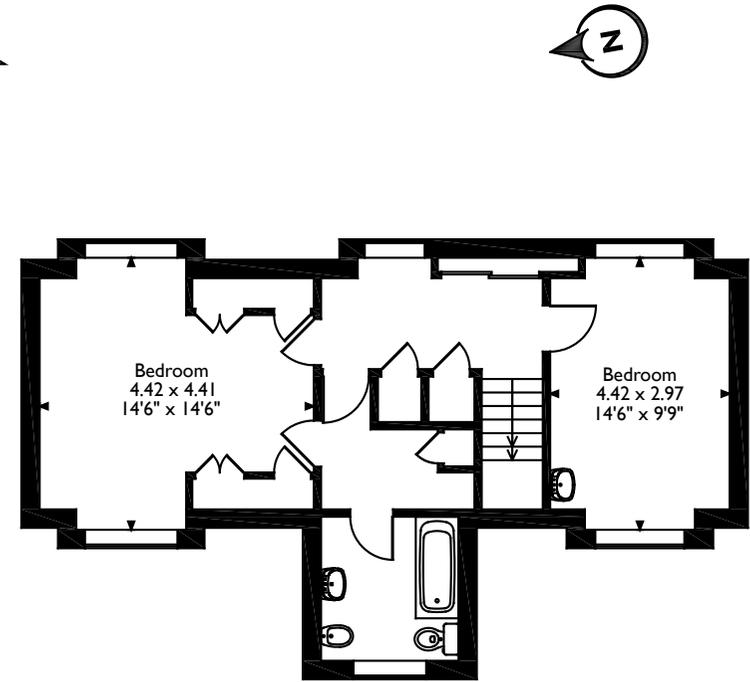
Energy Efficiency Rating: Band D



Whispers, South Approach, Northwood
 Approximate Gross Internal Area
 Main House = 124 Sq M / 1335 Sq Ft
 Garage = 25 Sq M / 269 Sq Ft
 Total = 149 Sq M / 1604 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.



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