



## AN OUTSTANDING FIVE BEDROOM DETACHED HOUSE

20 Bedford Road, Moor Park, Northwood, Middlesex, HA6 2AZ

**ROBSONS**





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RECEPTION HALL • FIVE RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • TWO GROUND FLOOR CLOAKROOMS GALLERIED LANDING • MASTER BEDROOM WITH ENSUITE BATHROOM • BEDROOM TWO WITH ENSUITE SHOWER ROOM • BEDROOMS 3 & 4 WITH JACK & JILL BATHROOM • LAUNDRY • BEDROOM FIVE WITH ENSUITE SHOWER ROOM • LANDSCAPED FRONT & REAR GARDENS CARRIAGE DRIVEWAY

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An outstanding five bedroom detached family home that has been subject to an extensive redevelopment and modernisation programme. Presented to the market with an exacting specification including underfloor heating and Siemens appliances, the property is set in impressive landscaped gardens.

The property is enviably located within the heart of the Moor Park private estate approximately 0.5 of a mile from the local shops and the Metropolitan Line station which provides fast train services to Baker Street and the City. Northwood is approximately 0.2 miles and offers more comprehensive shopping facilities and again the Metropolitan Line station. The area is renowned for its excellent schooling and wide range of recreational facilities including several fine golf clubs and Riverside Health & Raquets Club.

**Guide Price:** Price on Application

**Tenure:** Freehold

**Energy Efficiency Rating:** D

**Local Authority:** Three Rivers District Council

**Moor Park Conservation Area** 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. Moor Park (1958) Limited is a management company which exists to maintain the private roads and open spaces within Moor Park and also to protect and preserve the estate. There is generally an obligation for householders to become members of the Company. Road charges are paid per foot frontage and current rates are available upon request.

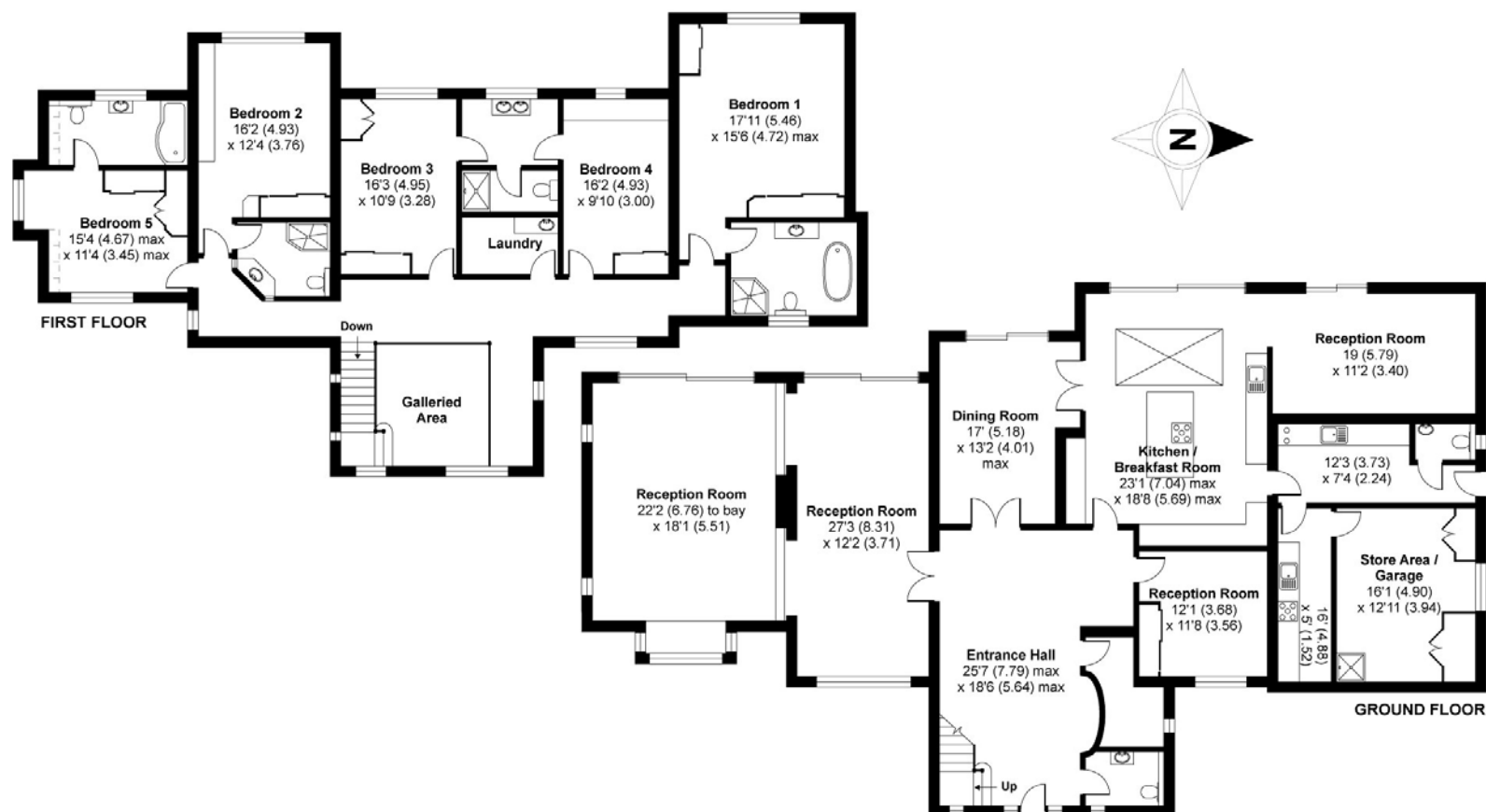
Please note the section referred to as Store Area/Garage on the floor plan has been created in what was the garage of the property. Our clients have not been obtained the necessary planning permissions or building regulations approval for the same. Should interested parties require the removal of the existing fittings the vendors will undertake to complete these works between exchange and completion.







APPROX. GROSS INTERNAL FLOOR AREA 4595 SQ FT 426.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, INCLUDES STORE AREA)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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