



A STUNNING 9 BEDROOM 6 BATHROOM FAMILY HOME

6 Russell Road, Moor Park, Northwood, Middlesex, HA6 2LL





-
- RECEPTION HALL • LIVING ROOM • DINING ROOM • LUXURY FITTED KITCHEN • STUDY • UTILITY ROOM • GUEST CLOAKROOM
 - MASTER SUITE WITH DRESSING ROOM & ENSUITE BATHROOM • 2 FURTHER SUITES • 3 FURTHER BEDROOMS TO 1ST FLOOR
 - FAMILY BATHROOM • BEDS 7,8 & SHOWER ROOM TO 2ND FLOOR • BEDROOM 9 & ENSUITE TO GROUND FLOOR • 150' LANDSCAPED REAR GARDEN • DOUBLE GARAGE WITH CARRIAGE DRIVE •
-

A unique opportunity to acquire a beautifully presented 9 bedroom detached family home situated within the highly regarded Moor Park Private Estate.

This 296 Acre gated estate borders Middlesex and Hertfordshire, surrounded by rolling countryside and two well renowned golf courses.

The property has undergone a complete programme of renovation and extensions and now boasts 9 bedrooms, 6 bathrooms and 3 reception rooms. This stunning home provides nearly 5,000sqft of living accommodation and only arranged over three floors. The generously proportioned rooms are incorporated in a design to maximise the site's natural surroundings and reflect the prestigious location.

The property is a 21st century fusing of stunning interior and a handsome traditional exterior offering a fine and welcoming balance. This magnificent home takes advantage of 0.4acre plot that ensures copious amounts of light that pours into the sublime interior. A combination of wonderful outside space with extensive terracing and a beautifully landscaped garden extending to approximately 150', making this house a home for all seasons and worthy of close inspection.

Russell Road is conveniently located 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' Junior 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 in easy reach offering transport links for the frequent traveller.

This property falls within the Moor Park Conservation Area and Metropolitan Green Belt. We recommend that prospective purchasers wishing to extend or alter 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) is a management company, with a primary role to maintain the private roads and open spaces within Moor Park and also to protect and preserve the estate. There is an obligation for householders to become members of the Company as road charges are paid per foot frontage. Current rates are available upon request. The plot and garden sizes are sourced via ProMap.

Guide Price: On Application

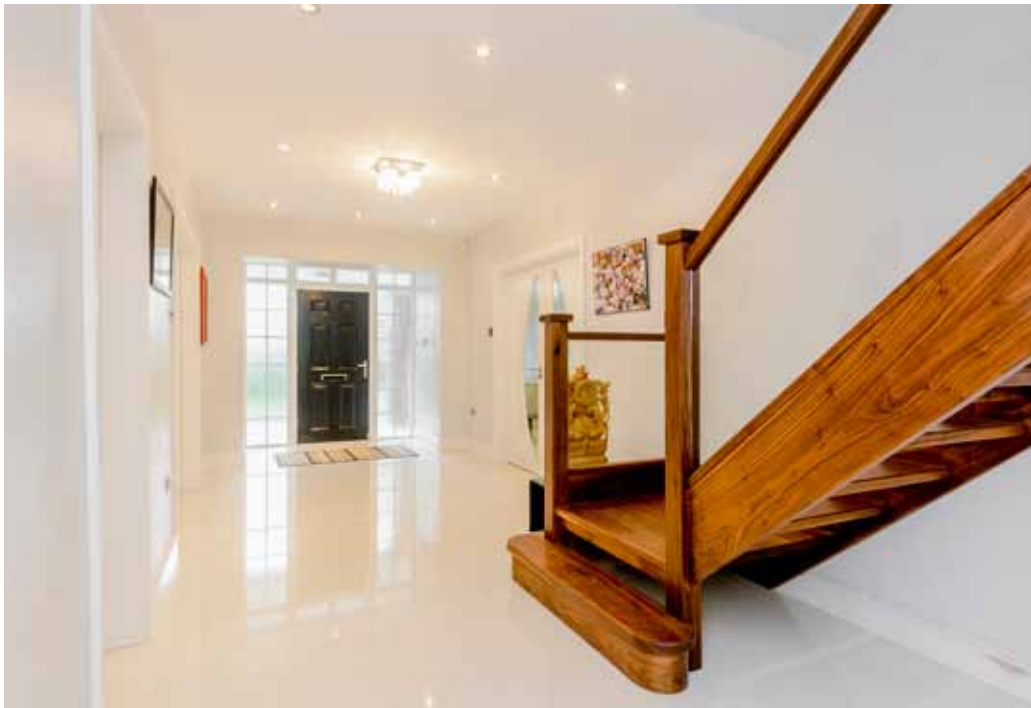
Tenure: Freehold

Energy Efficiency Rating: C

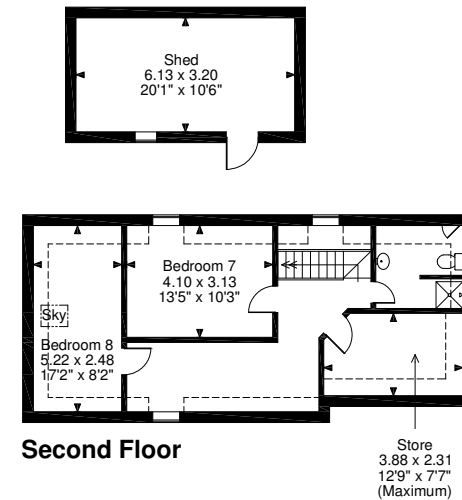
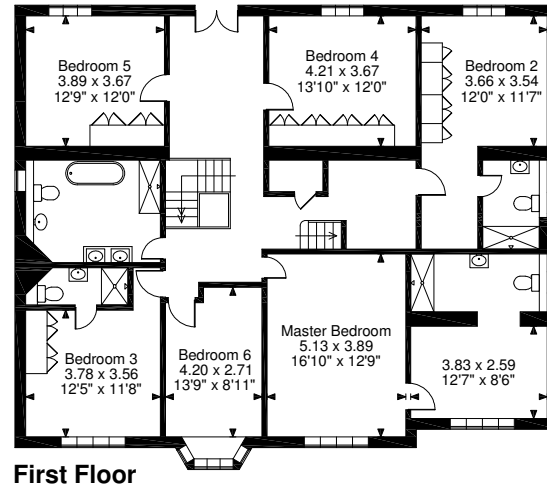
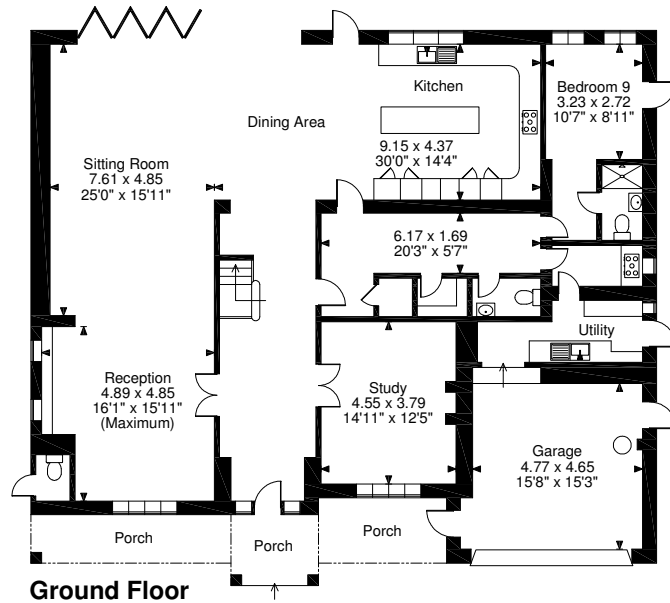
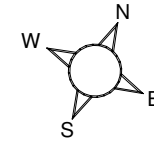
Local Authority: Three Rivers District Council







Russell Road, Moor Park
Approximate Gross Internal Area
Ground Floor = 2044 Sq Ft/190 Sq M
First Floor = 1838 Sq Ft/171 Sq M
Second Floor = 515 Sq Ft/48 Sq M
Garage = 253 Sq Ft/24 Sq M
Shed = 211 Sq Ft/20 Sq M
Total = 4861 Sq Ft/452 Sq M
 Quoted Area Excludes 'External W.C.'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8316303/PJS



The Estate Office, North Approach, Moor Park, Northwood, HA6 2JQ

Tel: 01923 820622 neil.ret@robsonswb.com

www.robsonswb.com

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

