



DETACHED FAMILY HOME ON GROUNDS APPROACHING 1.5 ACRES

90 Wolsey Road, Moor Park, Northwood, Middlesex, HA6 2EH

ROBSONS



• RECEPTION HALL • LIVING ROOM • DINING ROOM • STUDY • FAMILY ROOM • GAMES ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • GUEST CLOAKROOM • MASTER SUITE WITH ENSUITE BATHROOM • 3 FURTHER SUITES • BEDROOM 5 & 6 • FAMILY BATHROOM • BEDROOM 7 TO 2ND FLOOR WITH DRESSING ROOM & ENSUITE • INDOOR SWIMMING POOL • LANDSCAPED REAR GARDEN • DOUBLE GARAGE WITH GATED ENTRANCE

Set on a mature landscaped grounds approaching 1.5 acres, a 7 bedroom 7 bathroom 5 reception room detached family home, within the exclusive 294 acre Moor Park Private Gated Estate.

Wolsey Road is conveniently located with its collection of shops, restaurants and the benefit of the Metropolitan Line train station within the heart of the estate. This train service provides frequent access to central London and beyond.

Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops, restaurants, supermarkets and shopping centres.

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.

The property has been well maintained by the present owners, internal inspection is highly recommended.

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) 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 generally an obligation for householders to become members of the Company. Road charges are paid per foot frontage. Current rates are available upon request.

The plot & garden measurements are sourced via ProMap.

Guide Price: On Application

Tenure: Freehold

Energy Efficiency Rating: E

Local Authority: Three Rivers District Council

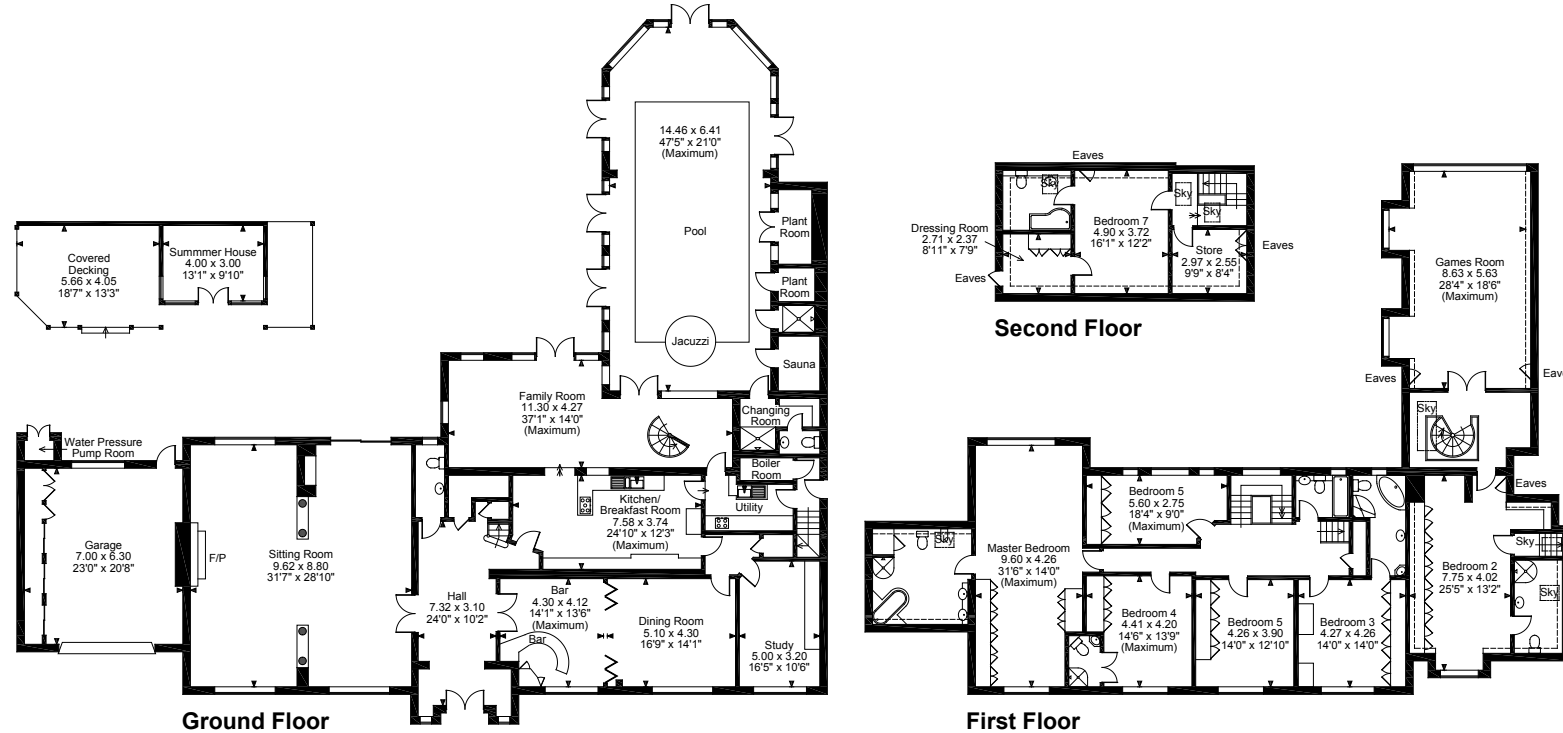
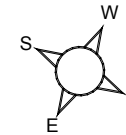






Wolsey Road, Moor park
Approximate Gross Internal Area
Ground Floor = 4170 Sq Ft/387 Sq M
First Floor = 2807 Sq Ft/261 Sq M
Second Floor = 433 Sq Ft/40 Sq M
Garage = 475 Sq Ft/44 Sq M
Summer House = 129 Sq Ft/12 Sq M
Total = 8014 Sq Ft/744 Sq M

Quoted Area Excludes 'Pump Room & Covered Decking'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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