



A brand new five bedroom family home on the private Moor Park Estate
Wolsey Road, Moor Park, HA6 2HN



Asking Price: £5,250 pcm

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• ENTRANCE HALL • TWO RECEPTION ROOMS • KITCHEN/DINING ROOM OPEN PLAN TO FAMILY ROOM • CLOAKROOM • FIRST FLOOR - BEDROOM WITH DRESSING ROOM & ENSUITE • TWO FURTHER BEDROOMS ONE WITH ENSUITE • BATHROOM • SECOND FLOOR - TWO BEDROOMS • BATHROOM • REAR GARDEN • UNFURNISHED • DRIVEWAY

Description

A brand new five bedroom four bathroom family home finished to a high standard throughout, to the ground floor are two reception rooms, the lounge with patio doors leading to the garden and double doors to the family room. The kitchen has bi-fold doors to the garden and is open plan to the dining/family room, fitted with a range of high quality units with integrated appliances, there is also a cloakroom and a large storage cupboard. To the first floor the main bedroom has a dressing area and ensuite shower room, with two further bedrooms and a bathroom. To the top floor are a further two bedrooms and a bathroom. To the rear is a patio area and lawned garden and to the front a driveway with off street parking. N.B.An EPC has been commissioned; the rating displayed reflects the potential energy performance.

Location


Wolsey Road is conveniently located within a short walk 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 Junior and Senior Schools which are both on the estate. Major motorways and airports are also within reach.





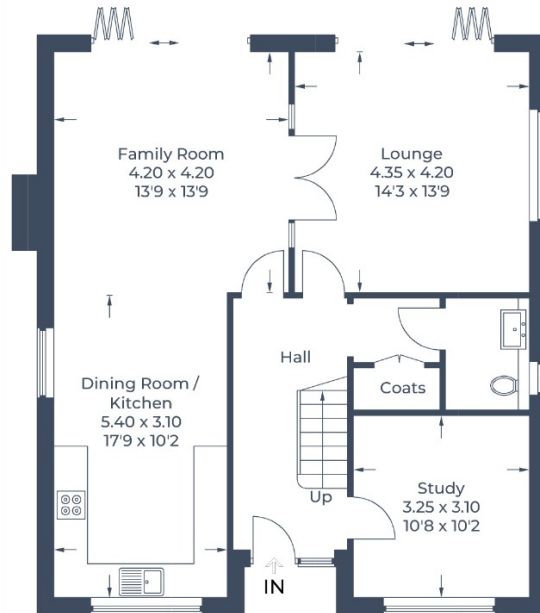
Additional Information

- Local Authority: Three Rivers
- Council Tax Band: H
- Deposit Amount: £7,269.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band B
- Available Date: 14/07/2025

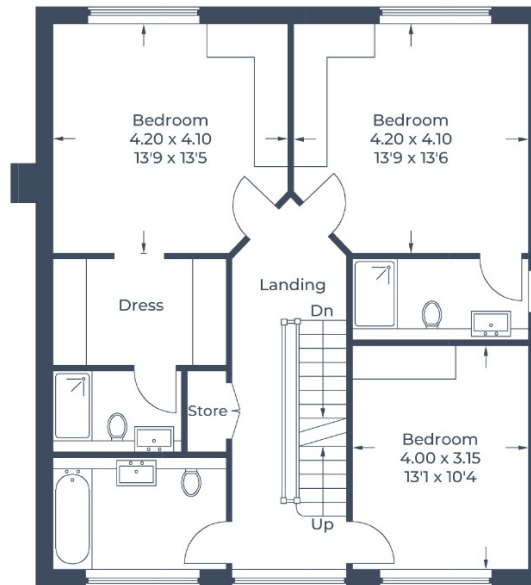
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-103 A		
81-101 B	85	85
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



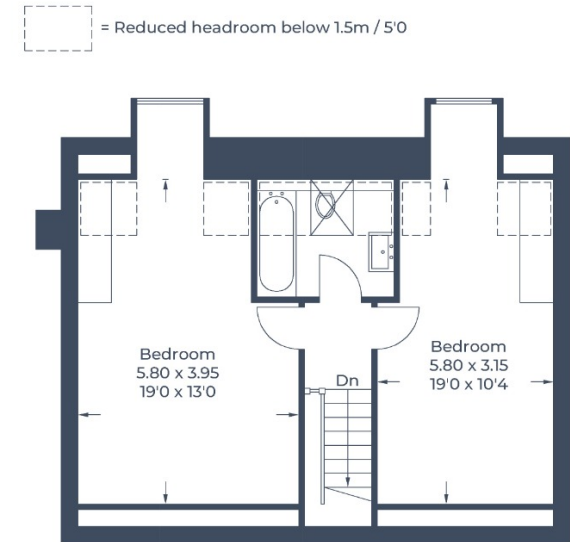
Approximate Gross Internal Area
 Ground Floor = 82.0 sq m / 883 sq ft
 First Floor = 82.9 sq m / 892 sq ft
 Attic Level = 53.0 sq m / 570 sq ft
 Total = 217.9 sq m / 2,345 sq ft



Ground Floor



First Floor



Attic Level

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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