



Wolsey Road, Northwood, HA6 2ED
Guide price: £1,795,000 Freehold

sewell &
gardner





About the property

This impressive four/five bedroom detached house is set on a substantial plot of nearly 0.3 acres in a sought-after location in Moor Park, Northwood.

The ground floor features two spacious reception rooms, a fitted kitchen open to a bright dining area, a study, a utility room, and an integral garage. Upstairs, the principal bedroom includes a large dressing room or potential study area and a generous ensuite bathroom. There is a second bedroom with fitted wardrobes, three additional double bedrooms, a family bathroom, and a separate WC, providing ample accommodation for a growing family.

To the front of the property, an extensive carriage driveway offers parking for multiple vehicles. The rear of the house boasts an expansive mature garden of approximately 120 feet, mainly laid to lawn with a patio area.

The property presents scope for further extension and currently provides an excellent level of spacious family living.

Local Authority: Three Rivers District Council

Approximate floor area: 2,395 sq ft

Council Tax Band: H

Tenure: Freehold

Service charge: £747.50 per annum





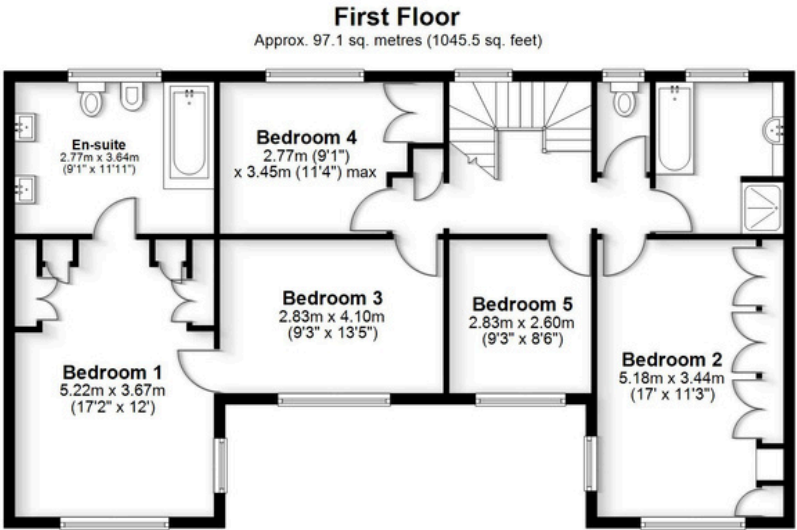
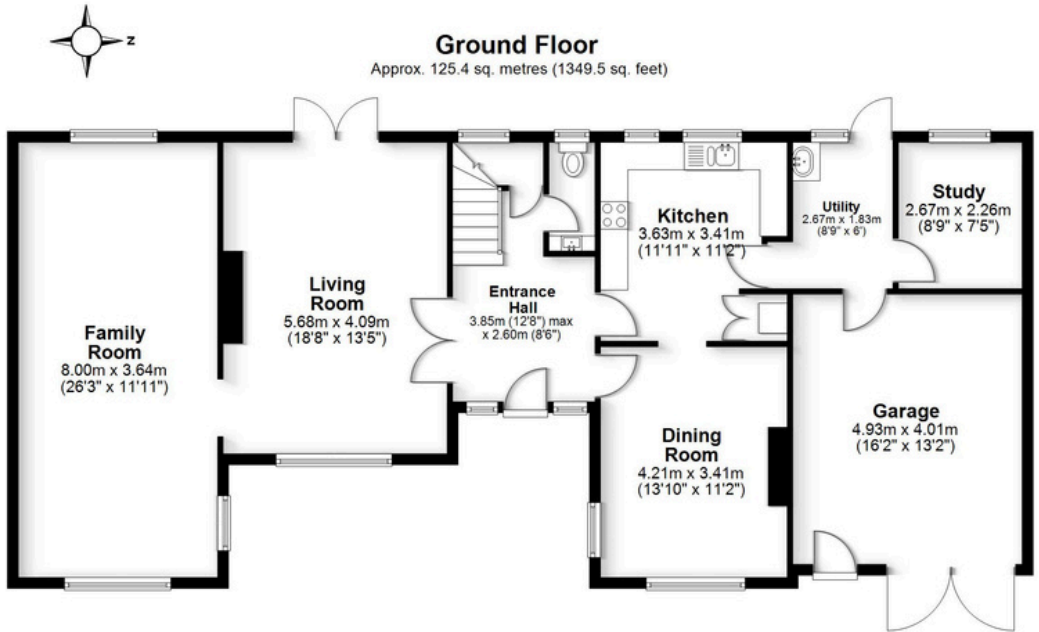
Key features

- Four/five bedroom detached home
- Two spacious reception rooms
- Carriage driveway
- Parking for multiple cars
- Attractive rear garden
- Garage
- Potential to extend STPP





Floorplan



Total area: approx. 222.5 sq. metres (2395.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.



Area Information

Moor Park is an affluent private residential estate located approximately 16 miles northwest of central London, adjacent to the Greater London boundary. Renowned for its exclusivity and tranquillity, the area offers a peaceful living environment with excellent connectivity to London.

Moor Park is well-served by its own Underground station on the Metropolitan Line, offering residents convenient access to central London and other areas. The station's unique location within the private estate underscores the area's exclusivity.

The vicinity offers a selection of reputable educational institutions, including the nearby Merchant Taylors' School, known for its academic excellence. The estate's proximity to Northwood provides additional amenities such as boutique shops, fine dining establishments, and essential services, enhancing the quality of life for its residents.

In summary, Moor Park offers an unparalleled blend of historical charm, natural beauty, and modern convenience, making it a highly desirable location for discerning homeowners seeking an exceptional living environment near London.

- 0.7 miles to Northwood Station
- 0.6 miles to Northwood
- Nearest Motorway: 4.6 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		





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