



A MAGNIFICENT RESIDENCE ON A 0.74 ACRE PLOT

Russell Road, Moor Park, Middlesex HA6 2LP





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**RECEPTION HALL • LIVING ROOM • CONSERVATORY • DINING ROOM • FAMILY ROOM • KITCHEN/BREAKFAST ROOM • LAUNDRY ROOM
TWO CLOAKROOMS • FIRST FLOOR - MAIN BEDROOM SUITE • TWO BEDROOM SUITES • TWO FURTHER BEDROOMS WITH
JACK AND JILL BATHROOM • POOL COMPLEX • TWO STOREY, ONE BEDROOM SELF-CONTAINED ANNEX
• EXTENSIVE LANDSCAPED REAR GARDENS • DOUBLE GARAGE • CARRIAGE DRIVEWAY**

Description

A magnificent detached residence set on a substantial double plot of approximately 0.74 of an acre in one of Moor Park's most sought after roads.

Approached by a sweeping carriage driveway, this attractive Georgian style property offers nearly 7,000 sqft of accommodation, including five bedrooms, four bathrooms, three receptions, self-contained annex, indoor heated swimming pool and a double garage.

The ground floor comprises a reception hall, guest cloakroom, principle reception room with access to the conservatory, dining room, family room, kitchen/breakfast room, laundry room, shower room and an indoor swimming pool.

The first floor of the main house comprises, a master bedroom with en-suite bathroom and dressing room, four further double bedrooms and three bathrooms.

Additionally on the ground floor, there is internal access to an impressive two storey self-contained annex with a separate front entrance. The annex comprises a spacious reception room with kitchenette and staircase to the first floor with large bedroom, ensuite shower room and store room.

The stunning rear garden extends to over 170 feet in length and has been beautifully designed in a renaissance style with a labyrinth of pathways and box hedging around plant beds, large areas of lawn and a variety of mature shrubs and trees with a summer house and an irrigation system.

Occupying a double plot, this imposing residence has a frontage width of 127 feet, with a sweeping carriage driveway providing off street parking for numerous vehicles and access to a double garage.

Location

Russell Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood, Rickmansworth and Watford's town centres are also accessible offering 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 within reach.

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. 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.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: H

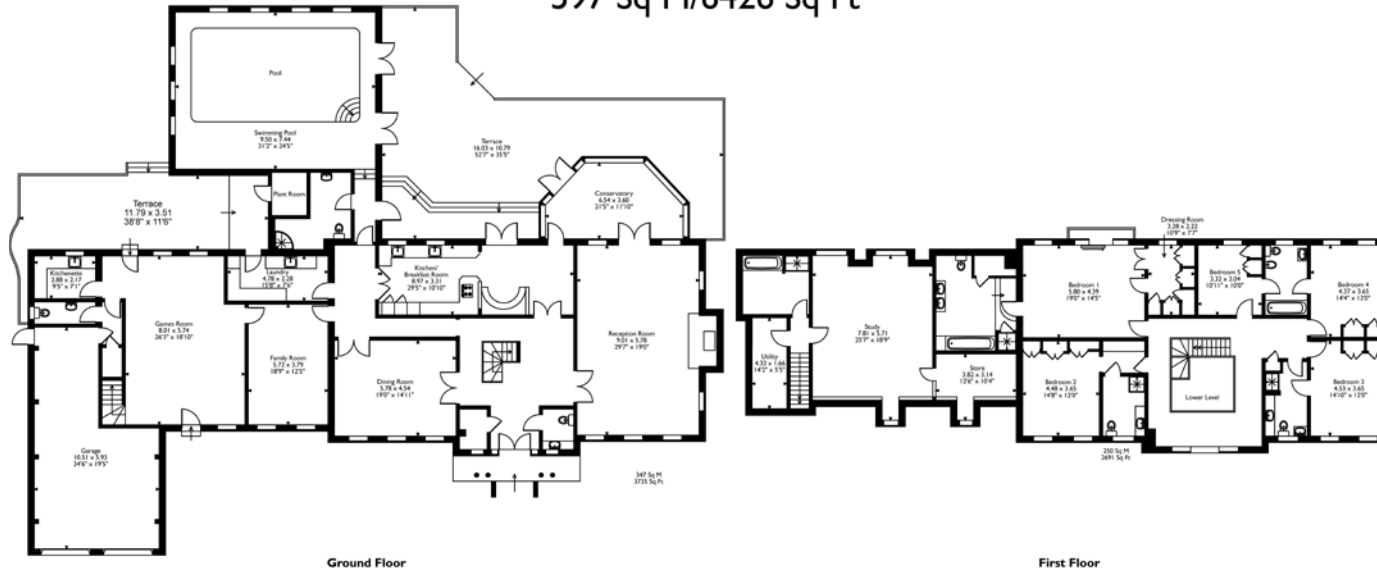
Energy Efficiency Rating Band: D







Russell Road, Northwood
 Approximate Gross Internal Area
 597 Sq M/6426 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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