



A SEVEN BEDROOM HOUSE IN THE HEART OF MOOR PARK ESTATE

Russell Road, Moor Park, Middlesex HA6 2LJ

ROBSONS



RUSSELL ROAD, MOOR PARK

Middlesex HA6 2LJ

**LIVING ROOM • TV ROOM • DINING ROOM • KITCHEN/DINING ROOM • SUN ROOM • UTILITY ROOM • SHOWER ROOM • CLOAKROOM •
• FIRST FLOOR - PRINCIPLE BEDROOM WITH DRESSING ROOM AND BATHROOM • FOUR BEDROOMS WITH EN SUITE FACILITIES • OFFICE •
SECOND FLOOR - ARTS ROOM AND TV ROOM OR BEDROOMS SIX AND SEVEN • LANDSCAPED REAR GARDEN WITH LARGE PATIO AREA • GYM •
CARRIAGE DRIVEWAY WITH AMPLE OFF STREET PARKING • GARAGE • UNDERFLOOR HEATING • AIR CONDITIONING • SOLAR PANELS •**

Description

Robsons are delighted to offer for sale this Turnkey seven bedroom, six bathroom detached residence, ideally positioned in one of Moor Park's most prestigious roads.

Occupying a third of an acre plot and approached by a sweeping carriage driveway, this substantial home comprises an entrance hall with bespoke staircase and guest cloakroom, double doors lead through to a modern kitchen/dining room, fully fitted with white high gloss cabinets and island, marble worktops, integrated appliances and French doors to the rear sunroom. A 35ft dual aspect living room with bifold doors leads through to a large sun/entertainment room with bar area and access to the rear garden. There is a TV room which could also be used as a ground floor bedroom with an ensuite wc and shower. Completing the ground floor is a formal dining room and a separate utility room.

To the first floor is a principal bedroom with dressing room, a luxurious ensuite bathroom and views over the attractive rear garden. There are four further double bedrooms, all with ensembles, plus an office with fitted workstation and storage. Continuing up to the second floor is a long living/study area with built-in storage cabinets, kitchenette and wc, plus two further double rooms with dormer balcony windows, currently used as an arts room and a TV/cinema room. Other benefits include underfloor heating, solar panels and air-conditioning.

The rear garden extends to approximately 170 feet in length with a raised paved patio area and balustrade railings, overlooking the extensive lawn and footpath to an outbuilding at the rear, which is currently used as a gym.

A paved carriage driveway provides ample off street parking and access to the garage.

Location

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.

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.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: H

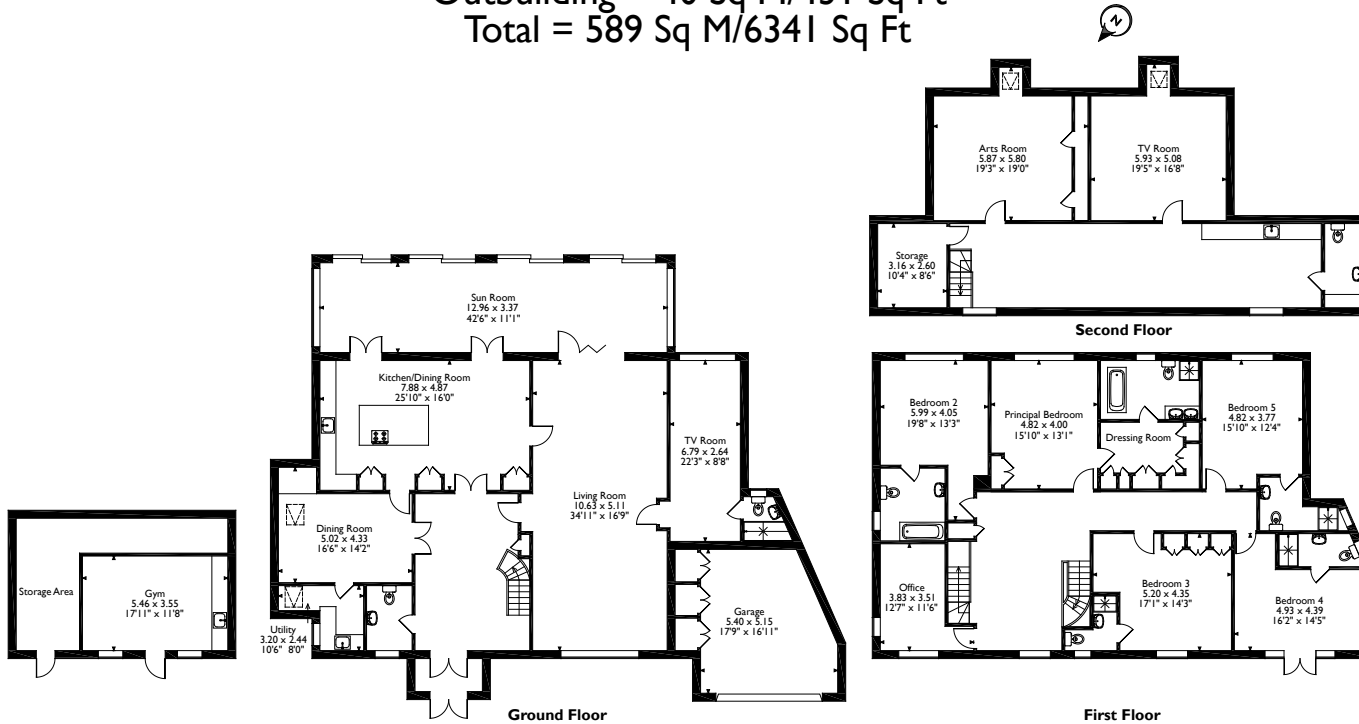
Energy Efficiency Rating Band: B







Russell Road, Northwood
 Approximate Gross Internal Area
 Main House = 520 Sq M/5598 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Outbuilding = 40 Sq M/431 Sq Ft
 Total = 589 Sq M/6341 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.



The Estate Office, North Approach, Moor Park HA6 2JQ
 Tel: 01923 820622 moorpark@robsonswb.com
www.robsonswb.com

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

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