



A UNIQUE OPPORTUNITY TO ACQUIRE A SPECTACULAR FAMILY HOME

2 Bedford Road, Moor Park, Northwood, Middlesex, HA6 2BB





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A unique opportunity to acquire a spectacular family home situated within the highly regarded Moor Park Private Estate

RECEPTION HALL • TV ROOM • LIVING ROOM • LOUNGE • STUDY • LUXURY FITTED KITCHEN/DINING ROOM
UTILITY ROOM • GUEST CLOAKROOM • MASTER SUITE WITH DRESSING ROOM & ENSUITE BATHROOM
4 FURTHER SUITES • 191' LANDSCAPED REAR GARDEN • CARRIAGE DRIVE • CHAIN FREE

This 296 Acre gated estate borders Middlesex and Hertfordshire, surrounded by rolling countryside and two well renowned golf courses.

This stunning home provides over 5,000sqft of living accommodation and only arranged over two floors. The generously proportioned rooms are incorporated in a design to maximise the site's natural surroundings and reflect the prestigious location.

The property is a 21st century fusion of stunning interior and a handsome traditional exterior offering a fine and welcoming balance. This magnificent home takes advantage of the ½ acre plot (sourced via Promap) that ensures copious amounts of light that pours into the sublime interior.

A combination of wonderful outside space with extensive terracing and a beautifully landscaped garden extending to approximately 190', makes this house a home for all seasons and worthy of close inspection.

Bedford Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer 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 in easy reach offering transport links for the frequent traveller.

This property falls within the Moor Park Conservation Area and Metropolitan Green Belt. We recommend that prospective purchasers wishing to extend or alter 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 an obligation for householders to become members of the Company as road charges are paid per foot frontage. Current rates are available upon request.

Guide Price: On Application

Tenure: Freehold

Energy Efficiency Rating: B

Local Authority: Three Rivers District Council



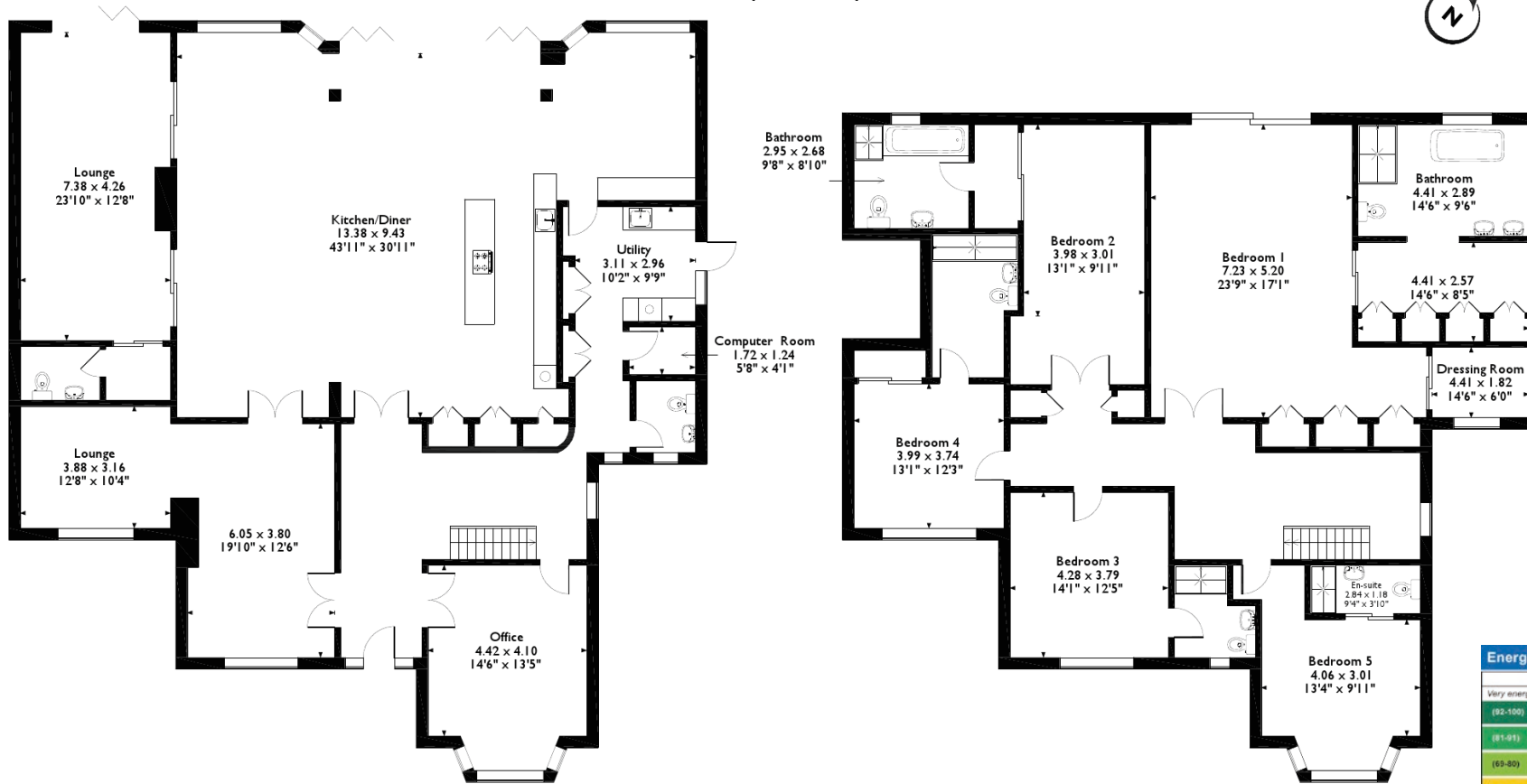






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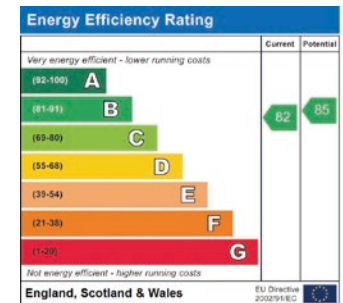
Approximate Gross Internal Area
 Ground Floor = 259 Sq M/2783 Sq Ft
 First Floor = 213 Sq M/2292 Sq Ft
 Total = 472 Sq M/5075 Sq Ft



Ground Floor

First Floor

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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