



DETACHED 4/5 BEDROOM FAMILY HOME IN MOOR PARK ESTATE

Sandy Lodge Road, Moor Park, WD3 1LJ

ROBSONS

DETACHED FOUR/FIVE BEDROOM HOME POSITIONED ON A WIDE PLOT

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FOUR/FIVE BEDROOMS • SIX RECEPTION ROOMS • WIDE FRONTAGE • SOUTH FACING REAR GARDEN BACKING GOLF COURSE • TWO GARAGES •

Description

Built in the late 1920's, this charming four/five bedroom detached property occupies an imposing 90 ft wide plot with south facing garden backing directly onto the golf course. The property provides generous living space throughout the six reception rooms and four bedrooms, retaining many of the period features. The property has been comprehensively extended over the years but still offers the potential to remodel and there is further scope to extend to the first floor which provides someone with a wonderful opportunity to create a stylish family home. The welcoming entrance hallway has a guest wc and shower room. The sitting room has a vaulted beamed ceiling and an open fireplace with stone mantelpiece surround. The dining room has its original oak panelled walls and fireplace and doorway to the garden room with French doors overlooking the attractive rear garden.





A spacious living room leads through to a dual aspect family room with a further reception room to the front aspect. The spacious kitchen provides ample storage space and a peninsular unit and breakfast bar, and benefits from a separate utility room. To the first floor there are four double bedrooms with fitted wardrobes, eaves storage and a family bathroom. The impressive frontage boasts two driveways with a single garage to either side of the property. The attractive rear garden is a well-stocked with mature shrubs, a lawned area, summer house and a terrace perfect for entertaining. A mature hedge provides screening to the golf course to the rear.

Location

The property is conveniently located within easy walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible. The local area is well served for state and private schools, which includes Merchant Taylors' Junior and Senior Schools both on the estate. Leisure facilities include, 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

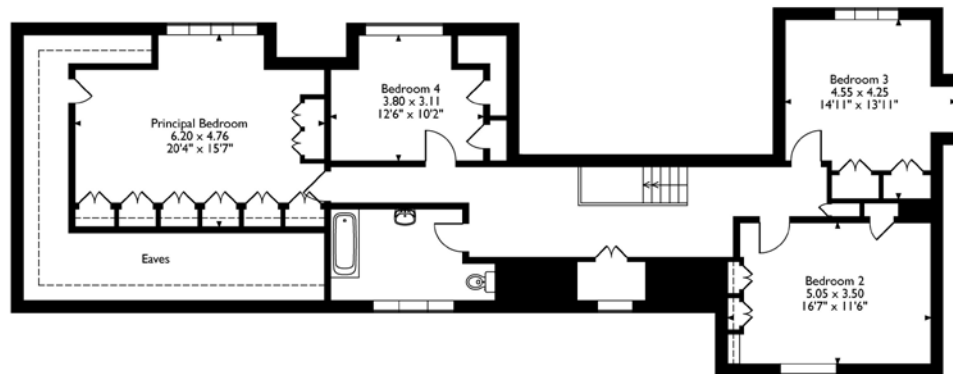
Local Authority: Three Rivers District Council

Council Tax: Band H

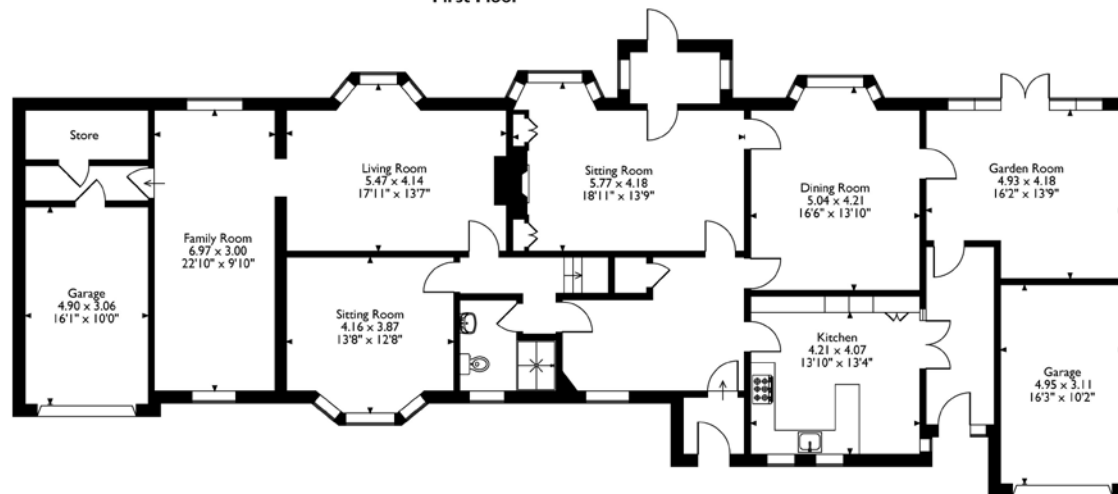
Energy Efficiency Rating: Band D



Sandy Lodge Road, Rickmansworth, Hertfordshire
 Approximate Gross Internal Area
 Main House = 313 Sq M/3369 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 328 Sq M/3530 Sq Ft



First Floor



Ground 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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