



## A FIVE BEDROOM, TWO BATHROOM RESIDENCE IN MOOR PARK

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Pembroke Road, Moor Park, Northwood, Middlesex HA6 2HP

**ROBSONS**

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**FIVE BEDROOMS • TWO BATHROOMS • THREE RECEPTION ROOMS • KITCHEN • UTILITY ROOM • GROUND FLOOR WC • REAR GARDEN • CARRIAGE DRIVEWAY • DOUBLE GARAGE • PLANNING PERMISSION GRANTED**

## Description

A five bedroom, two bathroom detached house occupying a plot of approximately 0.3 of an acre in one of Moor Park's most sought after roads. Perfectly positioned in a quiet private road, with a wide frontage and a carriage driveway, is this attractive period home offering huge potential for further extension.

The accommodation on the ground floor comprises three reception rooms, kitchen, breakfast room, utility room, hallway and WC. To the first floor, the principal bedroom has a range of fitted wardrobes, a dressing area and ensuite bathroom. There are four further bedrooms, three doubles, one good size single and a separate family bathroom.





### Description...

The south-easterly facing rear garden has a raised patio seating area with attractive flowerbeds, overlooking the well-tended lawn with mature trees and shrubs along the boundaries. The wide frontage has a sweeping carriage driveway providing ample off street parking and access to a double garage.

Planning permission has been granted for the construction of a first floor side extension and two-storey side extension. Plans can be viewed on the Three Rivers District website under reference 22/2280/FUL

### Location

The property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a wide range of shops and restaurants. The local area is well served for state and private schools, which include Merchant Taylors' Prep and Senior Schools, 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

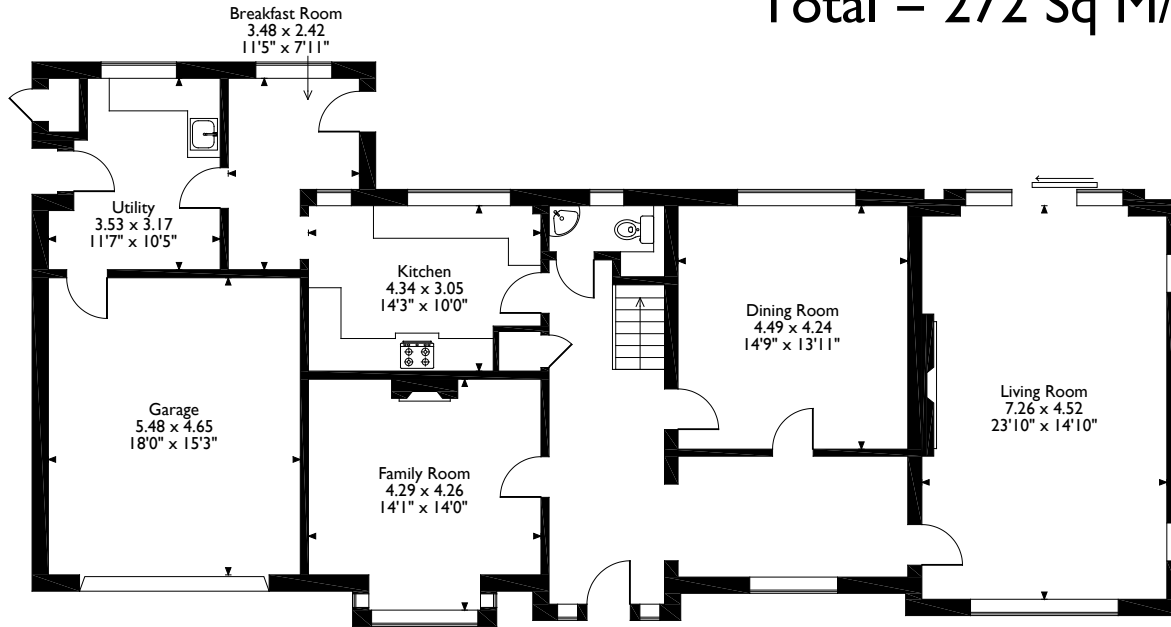
Local Authority: Three Rivers District Council

Council Tax: H

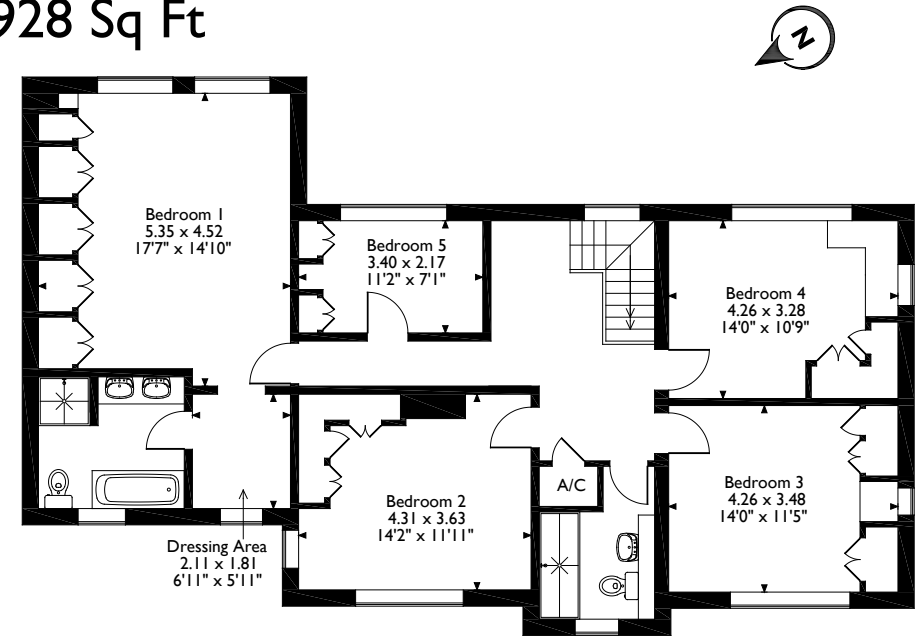
Energy Efficiency Rating: F



Pembroke Road, Northwood  
 Main House = 271 Sq M/2917 Sq Ft  
 Outside Store = 1 Sq M/11 Sq Ft  
 Total = 272 Sq M/2928 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.



The Estate Office, North Approach, Moor Park, Middlesex HA6 2JQ

Tel: 01923 820622 moorpark@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

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