



**A BEAUTIFULLY PRESENTED & EXTENDED FIVE BEDROOM, THREE BATHROOM  
FAMILY HOME**

Wolsey Road, Moor Park, Northwood, HA6 2EN

**ROBSONS**

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**RECEPTION ROOM • DINING ROOM •  
KITCHEN & UTILITY ROOM • CONSERVATORY  
& BAR • GUEST WC • PRINCIPAL BEDROOM  
WITH ENSUITE • FOUR FURTHER BEDROOMS,  
ONE WITH ENSUITE • FAMILY BATHROOM •  
PRIVATE GARDEN • DRIVEWAY & GARAGE**

### Description

A very attractive five bedroom, three bathroom extended family home, in excess of 3,200 sq ft of flexible living accommodation offering generously proportioned interiors across three floors, perfect for the growing family.

Upon entering the property there is a welcoming entrance hallway with stairs to the first floor and a guest cloakroom. There is a generous front aspect reception room with three windows that flood the room with natural light, a feature fire place and French doors opening into a conservatory with views of the stunning garden. The open plan kitchen/dining room has been designed to create the ideal entertaining space with a separate utility room and French doors opening out to the garden. The kitchen offers a variety modern units providing ample storage space, integrated appliances and room for a large dining table and chairs.





Bi fold doors lead to a separate front aspect dining room with a bay window.

To the first floor there are four well-appointed bedrooms, three boasting fitted wardrobes and one benefitting from an ensuite. The second floor hosts a principal bedroom with fitted wardrobes and an ensuite bathroom.

Externally, this sizeable property offers a stunning, private rear garden, laid to lawn with shrub and hedge borders, a patio area to enjoy outside dining and a summer house. To the front is a driveway providing off-street parking, a garage and side access to the rear garden.

### Location

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

### Additional Information

Tenure: Freehold

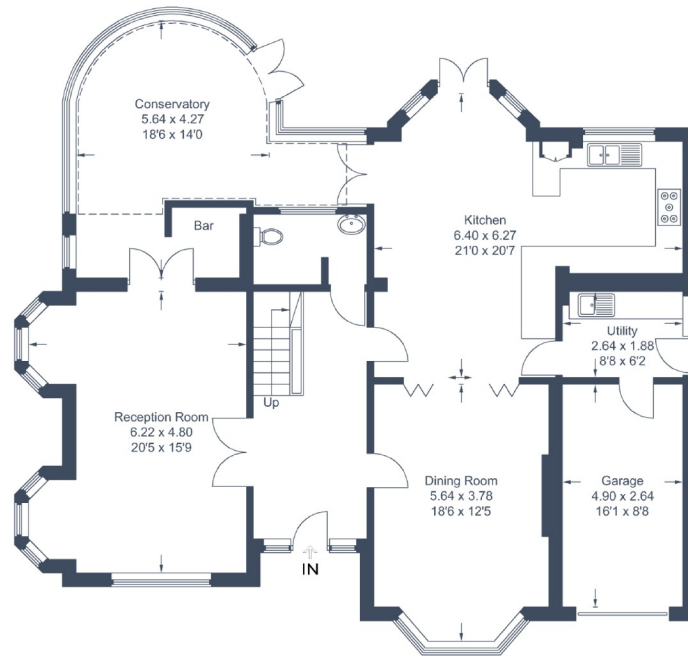
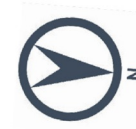
Local Authority: Three Rivers District Council

Council Tax: H

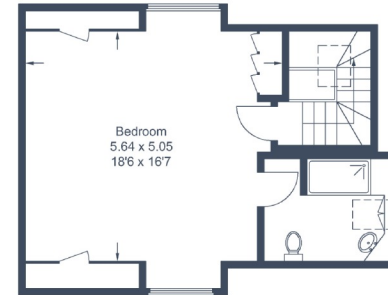
Energy Efficiency Rating:



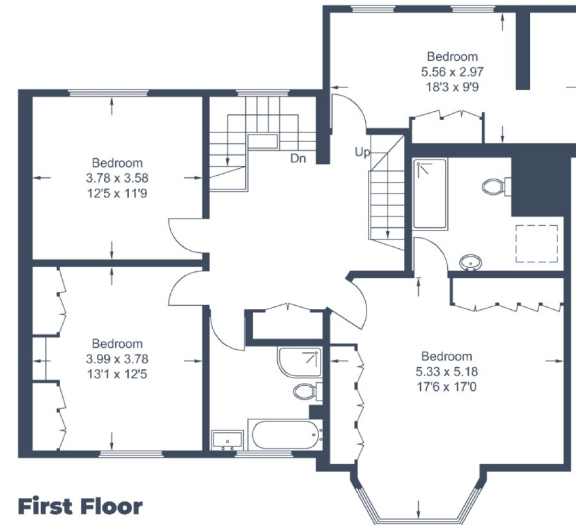
Approximate Gross Internal Area  
 Ground Floor = 147.0 sq m / 1,582 sq ft  
 First Floor = 106.4 sq m / 1,145 sq ft  
 Second Floor = 44.2 sq m / 476 sq ft  
 Total = 297.6 sq m / 3,203 sq ft



**Ground Floor**



**Second Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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