



## WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME

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South Approach, Moor Park, HA6 2ET

**ROBSONS**

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**DETACHED • FOUR RECEPTION ROOMS •  
PRINCIPAL BEDROOM WITH DRESSING ROOM  
AND ENSUITE • THREE FURTHER BEDROOMS -  
TWO WITH ENSUITE FACILITIES • SECLUDED  
REAR GARDEN WITH PATIO AREA •  
DRIVEWAY PARKING**

### Description

A four bedroom, four reception detached family home located on the sought after Moor Park Estate.

To the ground floor there are four reception rooms, both of the main reception rooms are spacious and have patio doors leading to the secluded rear garden. The attractive kitchen/breakfast room is well-fitted with a range of modern units with a central island feature providing ample storage space and room for appliances. There is also a separate utility room and a ground floor cloakroom. To the first floor, the master bedroom suite has a walk-in dressing room with a range of fitted wardrobes and an ensuite shower room. There are three further bedrooms, two with ensuite shower rooms.





To the rear of the property, the secluded rear garden has a variety of trees and shrubs with a patio area for outside entertaining and to the front of the property the driveway provides off street parking and a lawned area. There is the potential to extend this property subject to the usual planning permissions and consents.

### **Location**

South Approach is conveniently located with its Metropolitan Line train station within the heart of the estate. This train service provides frequent access to central London and beyond. Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops, restaurants, supermarkets and shopping centres. 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

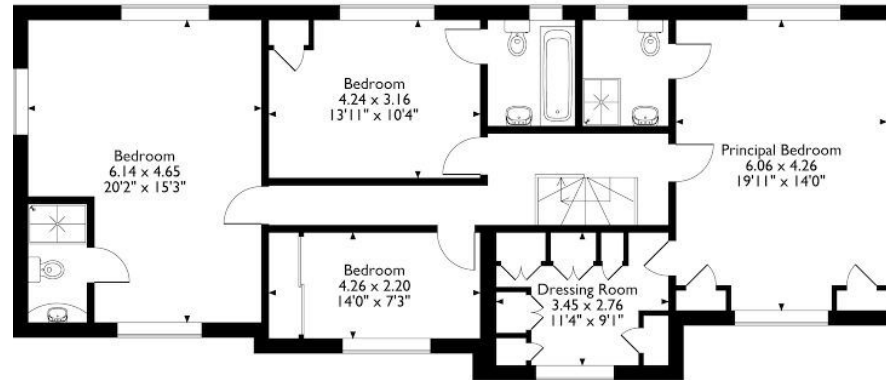
Local Authority: Three Rivers District Council

Council Tax: H

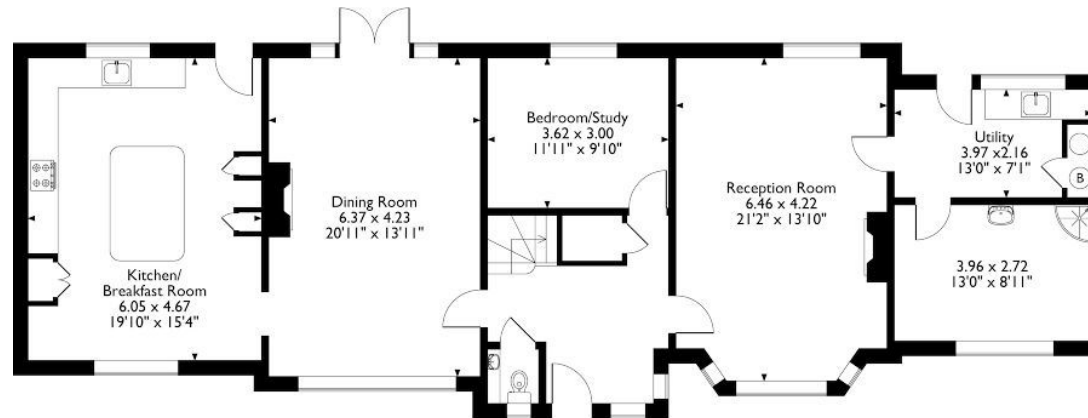
Energy Efficiency Rating: D



South Approach, Northwood, Middlesex  
Approximate Gross Internal Area  
244 Sq M/2624 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.

**ROBSONS**

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