



**IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME ON SOUGHT AFTER PRIVATE ESTATE**

Wolsey Road, Moor Park, Northwood, Middlesex, HA6 2EB

**ROBSONS**



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HA6 2EB

**FOUR RECEPTION ROOMS •  
KITCHEN/BREAKFAST ROOM • GUEST  
CLOAKROOM • GROUND FLOOR SHOWER  
ROOM • TWO BEDROOMS WITH ENSUITE  
FACILITIES • FOUR FURTHER BEDROOMS •  
220' PRIVATE GARDEN • DOUBLE GARAGE •  
DRIVEWAY WITH OFF STREET PARKING •  
PLANNING APPROVED APPLICATION NUMBER  
23/0581/FUL**

### **Description**

A superb six bedroom, four bathroom detached family residence set within a plot of approximately 0.5 acres.

Upon entering the property you are greeted by an entrance hall with stairs to the first floor. There is a ground floor bedroom with ensuite shower room, a cosy living room and a TV room leading through to the kitchen.

The kitchen offers a variety of modern fitted units and integrated appliances with two sets of French doors opening out to the rear terrace.







Stairs lead down to a lower ground level which is currently used as a games room with patio doors leading directly out to the garden. The upper ground level is an impressive living room with vaulted ceilings and large feature window to the rear aspect. Completing the ground floor is a guest WC and utility room with internal access to the garage.

To the first floor, the principal bedroom has an ensuite bathroom and dressing room. A second bedroom also has an ensuite shower room and balcony to the rear, plus there are four further bedrooms and a family bathroom. Occupying a plot of just over half an acre, the rear garden extends to in excess of 220 ft and is mainly laid to lawn with mature tree and shrub borders. To the front is a carriage driveway providing ample off street parking and access to the garage.

Planning permission has been granted for the following under application number 23/0581/FUL. Construction of part single, part two storey rear extension; basement infill; garage conversion and terrace balconies; alterations to roof including increase in ridge height; alterations to fenestration and associated internal alterations.

### **Location**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: H Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 820622.





Approximate Gross Internal Area  
 Lower Ground / Ground Floor = 234.6 sq m / 2,525 sq ft  
 Upper Ground Floor = 47.6 sq m / 512 sq ft  
 First Floor = 164.3 sq m / 1,768 sq ft  
 Cellar = 37.8 sq m / 407 sq ft  
 Total = 484.3 sq m / 5,212 sq ft



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