



**RARELY AVAILABLE FOUR BEDROOM FAMILY HOME WITH VIEWS OVER MOOR  
PARK GOLF COURSE**

Park Close, Rickmansworth, WD3 1QH

**ROBSONS**



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**FOUR BEDROOMS • PRIVATE DRIVEWAY •  
DOUBLE GARAGE • PICTURESQUE VIEWS •  
POTENTIAL TO EXTEND STPP**

### Description

A truly, once in a lifetime opportunity to acquire this idyllic four bedroom, two bathroom detached home, set in beautifully mature grounds with breath-taking views across the fairways of Moor Park golf course.

Approached via a 200 ft secluded private drive, as you arrive you are met with a glorious view of this attractive 1950s home and offers a glimpse of the stunning gardens and golf course beyond.

This unique home has remained in the family since its construction in 1958, and has been the envy of many a golfer throughout the decades. Retaining many of its original features, exposed Oak beams adorn the entrance porch, leading through to a warm and welcoming entrance hall with a staircase and guest cloakroom. The triple aspect living room features an Inglenook fireplace, and is flooded with natural daylight courtesy of an attractive bay window and French doors to the rear aspect. There is a formal dining room and a generously sized kitchen with access to a storeroom and an internal door to the double garage.















To the first floor is a spacious principal bedroom with built-in wardrobes and an ensuite bathroom. There are three further double bedrooms and a shower room with separate wc. A pull down stepladder provides access to a loft room, ideal as a playroom and ample storage. This beautiful home could benefit from some internal modernisation and has great potential for further extension, subject to the normal planning permissions. The plot measures approximately 0.62 of an acre, comprising a long private driveway with additional storage sheds/garages, ample parking to the front of the house and a sensational mature rear garden with well-manicured lawns, colourful flowerbeds, topiary and stunning views across the golf course.

### **Location**

Northwood and Rickmansworth town centres are within reach with their wide choice of boutique shops, coffee houses, restaurants and major supermarkets with the Metropolitan and Chiltern train lines connect to London Baker Street, Marylebone station and beyond. The M25 motorway is available at Junction 18 connecting to the national motorway network. The area is well served for good quality private and state schools for all ages. Rickmansworth & Northwood offers everything for a sporting life; from cricket, football, tennis, horse riding and golf.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

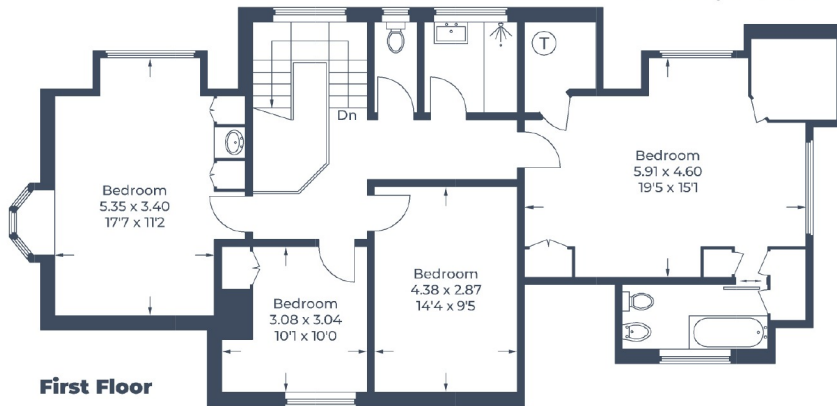
Council Tax Band: H

Energy Efficiency Rating: E

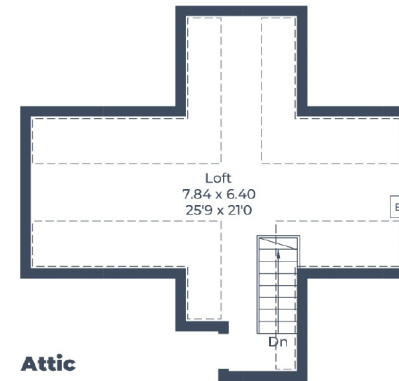




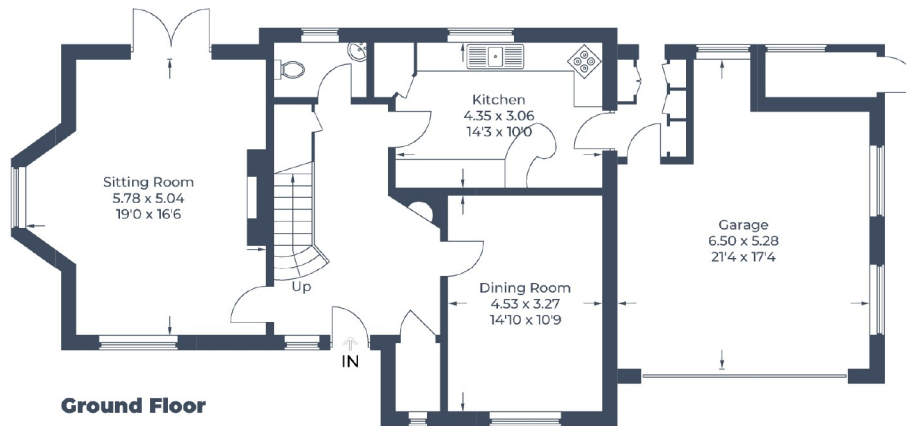
Approximate Gross Internal Area  
 Ground Floor = 112.9 sq m / 1,215 sq ft (Including Garage)  
 First Floor = 99.9 sq m / 1,075 sq ft  
 Attic = 34.2 sq m / 368 sq ft  
 Sheds = 35.1 sq m / 378 sq ft  
 Total = 282.1 sq m / 3,036 sq ft



**First Floor**



**Attic**



**Ground Floor**

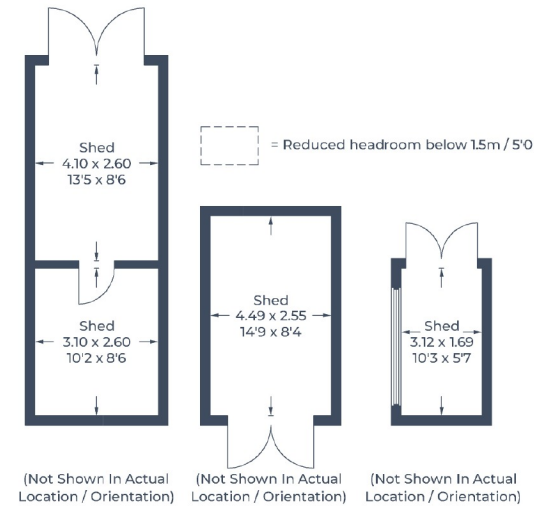


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