



**DETACHED FOUR BEDROOM FAMILY HOME WITHIN THE MOOR PARK ESTATE**

Heathside Road, Moor Park, HA6 2EG

**ROBSONS**

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**FOUR BEDROOMS • TWO BATHROOMS •  
SOUTH-FACING REAR GARDEN • CARRIAGE  
DRIVEWAY • DOUBLE GARAGE • PLANNING  
PERMISSION GRANTED**

### Description

An opportunity to acquire this recently refurbished, four bedroom, two bathroom detached home, ideally positioned in the much sought after Moor Park private estate.

Flooded in natural daylight, this stylish family home has been finished in a modern contemporary style, boasting a dual-aspect living room, an open plan dining room with bi-fold doors to a conservatory overlooking the attractive south-facing rear garden.

Flowing from the dining area through to a modern kitchen, fitted with ample cabinets, integrated appliances and space for an American-style fridge freezer and a door through to. Completing the ground floor is a small utility area, plus a shower room and wc.

To the first floor is a spacious landing area leading to four double bedrooms and a family bathroom with both a bath and separate shower cubicle.





Planning permission to extend has been granted and can be viewed on Three Rivers District website under reference 24/1063/FUL

Occupying a plot of approximately 0.2 of an acre with its hedgerow borders and south-facing rear garden which is mostly laid to lawn with mature flower beds and a paved patio seating area. The 70ft frontage is beautifully maintained with mature flower beds, a semi-circular lawn and a sweeping carriage driveway providing ample off street parking and access to the double garage.

### Location

Heathside Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops and restaurants. Forming Part of the 294 acres of the Moor Park Private Gated Estate, bordering Middlesex and Hertfordshire, surrounded by rolling countryside and two championship golf courses. 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  
Council Tax Band: G  
Energy Efficiency Rating: D



Approximate Gross Internal Area  
Ground Floor = 87.1 sq m / 938 sq ft  
First Floor = 70.5 sq m / 759 sq ft  
Garage = 22.9 sq m / 246 sq ft  
Total = 180.5 sq m / 1,943 sq ft

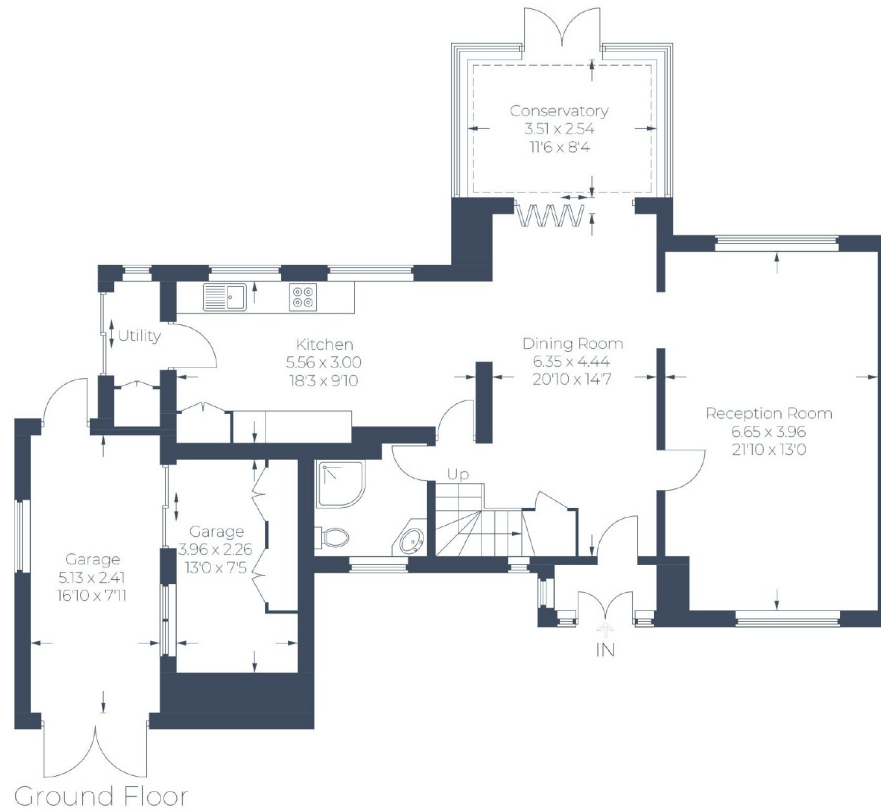


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measurements are approximate, not to scale.  
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