



**A SPACIOUS FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME IN EXCESS OF 2,900 SQ. FT SET WITHIN THE MOOR PARK ESTATE**

Russell Road, Moor Park, HA6 2LP

**ROBSONS**



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**DOUBLE ASPECT RECEPTION ROOM • DINING ROOM • KITCHEN • TWO CONSERVATORIES • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH ENSUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM & WC • PRIVATE REAR GARDEN • DRIVEWAY & INTEGRAL DOUBLE GARAGE**

### Description

A spacious 1950's four bedroom, two bathroom detached family home in excess of 2,900 sq. ft set within the sought-after Moor Park Estate. This superb property has a beautiful, private rear garden, an integral double garage and off street parking for multiple cars.

The ground floor comprises a large double-aspect reception room with French doors opening out to a conservatory and a dining room accessed via the hallway and reception room. The kitchen features modern fitted units providing ample storage space, integrated appliances and French doors opening into a light and bright second conservatory which overlooks the stunning garden. Completing the ground floor is a guest WC and a utility area.







To the first floor there is a principal bedroom with fitted wardrobes and an ensuite bathroom, three further bedrooms, a family bathroom and a WC.

Externally, this sizeable property offers a stunning, private rear garden laid to lawn and bordered by mature trees, shrubs and hedges that provide the garden with a great level of privacy and a raised patio area to enjoy outside dining. To the front there is a driveway allowing off-street parking for several cars, an integral double garage that can be accessed via the house, a garden bordered by hedges and side access to the rear garden.

### Location

Russell 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. 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.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: H Energy Efficiency Rating: D

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



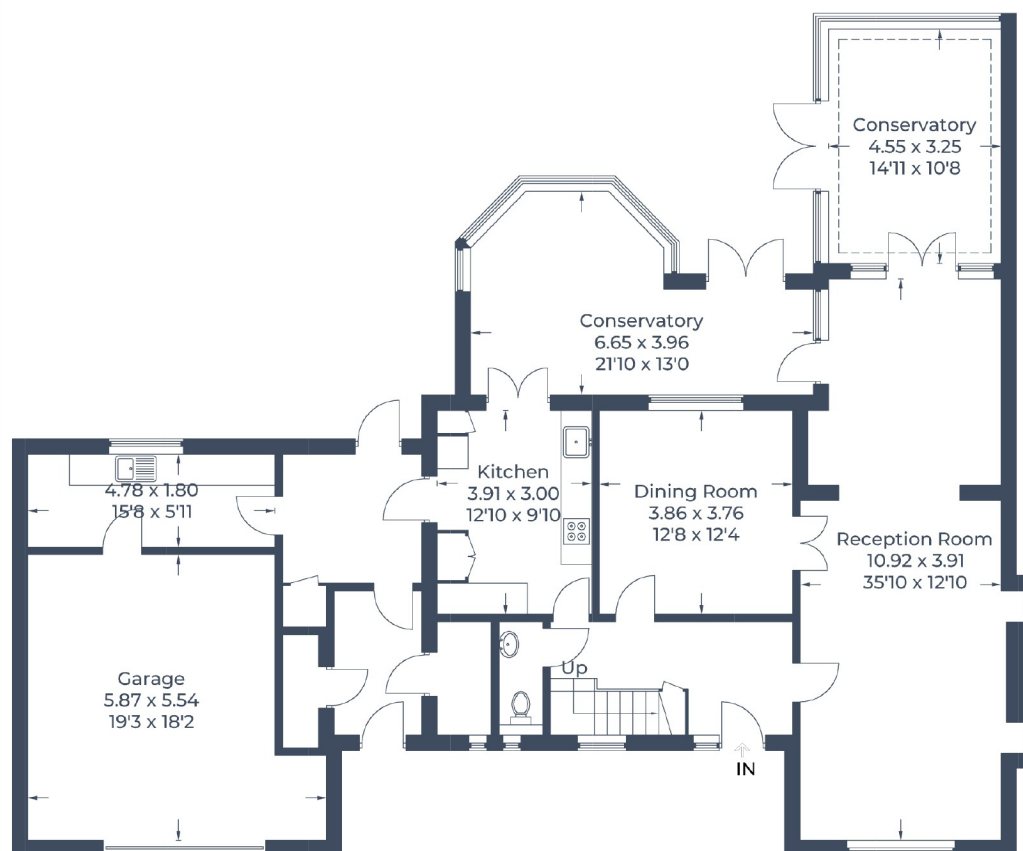


Approximate Gross Internal Area (Including Garage)

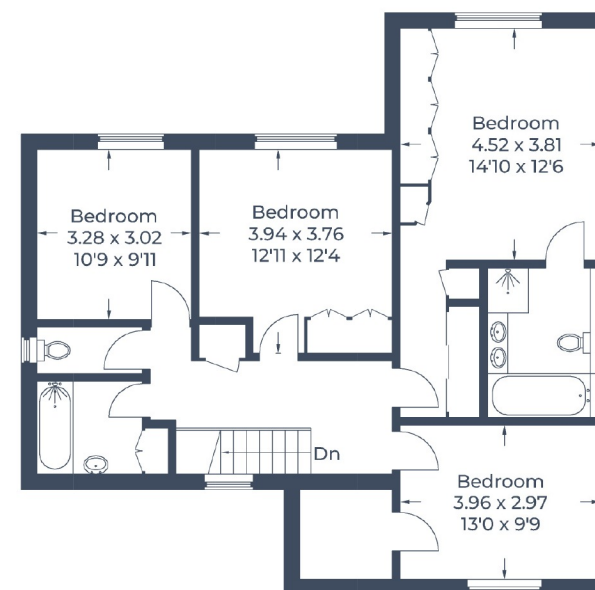
Ground Floor = 181.6 sq m / 1,955 sq ft

First Floor = 90.1 sq m / 970 sq ft

Total = 271.7 sq m / 2,925 sq ft



**Ground Floor**



**First Floor**

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