



**AN EXCLUSIVE DEVELOPMENT OF TWO BRAND NEW DETACHED HOMES IN THE  
PRESTIGIOUS MOOR PARK ESTATE**

Wolsey Road, Moor Park, HA6 2HN



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**FIVE BEDROOMS • FOUR BATHROOMS •  
OPEN PLAN KITCHEN/DINER AND FAMILY  
ROOM • LIVING ROOM • STUDY • GUEST  
CLOAKROOM • PRIVATE FRONT AND REAR  
GARDENS • PARKING FOR THREE VEHICLES**

### **Description**

An exclusive development of two brand new detached homes in the prestigious Moor Park estate.

This exciting new development from the Unison Group, perfectly positioned in the heart of a private residential estate, just a stone's throw away from local shops, restaurants and a Metropolitan line train station.

A selection of two stylish new homes, offering a choice of either five bedrooms/four bathrooms, or, five bedrooms/three bathrooms, set over three levels and finished to a high specification.

Benefits include:

Water based Underfloor heating throughout including bathrooms

Air conditioning in all habitable rooms

MVHR - Mechanical Ventilation and Heat Recovery System through out

Ceiling speakers in reception and living room.

Wired access points for WiFi.

Flooring:

Matt Porcelain Tiles though out on ground floor..

Plush Carpet on upper floors.

TV points in 4 bedrooms, living and reception.





#### Bathrooms:

Grohe fixtures and fittings in bathrooms with Illuminated Mirror with Shaver Socket.  
Matt tiles on floor and wall.

#### Security:

Security alarm and video entry system with monitor.  
Sensors on all doors & windows on ground floor.  
CCTV with DVR recording.  
Gated Entry to rear parking spaces.  
Electric Car charging provision both in the front and rear parking spaces.

#### Kitchen:

German handleless kitchen with Miele and Siemen appliances including a wine cooler.  
Quartz worktop and splashback.  
Blanco sink and tap.

*\*Disclaimer\** Images are for indicative purposes only and should not be relied upon as being accurate to the specification of the properties.



#### Location

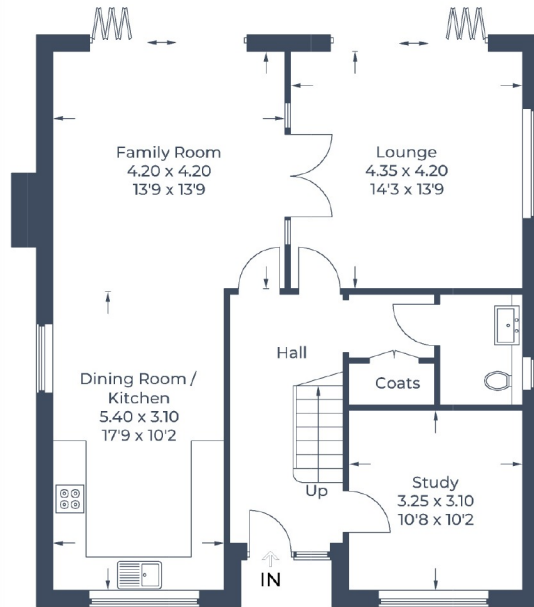
Conveniently located in close proximity for Moor Park's shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops and restaurants. The local area is well served for state and private schools, which includes Merchant Taylors' Prep 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

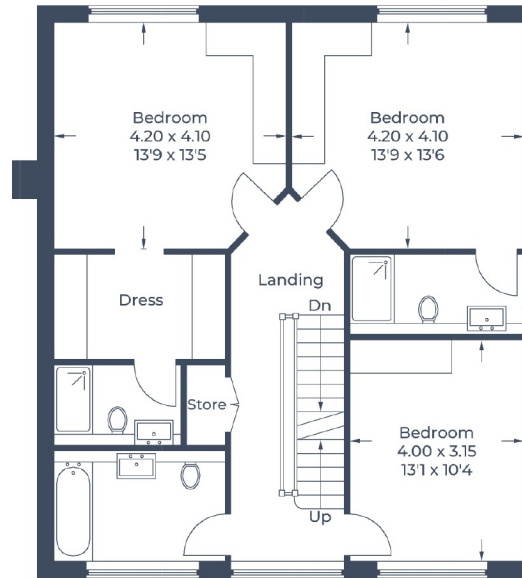
Tenure: Freehold  
Local Authority: Three Rivers  
Council Tax Band: tbc  
Energy Efficiency Rating: tbc

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

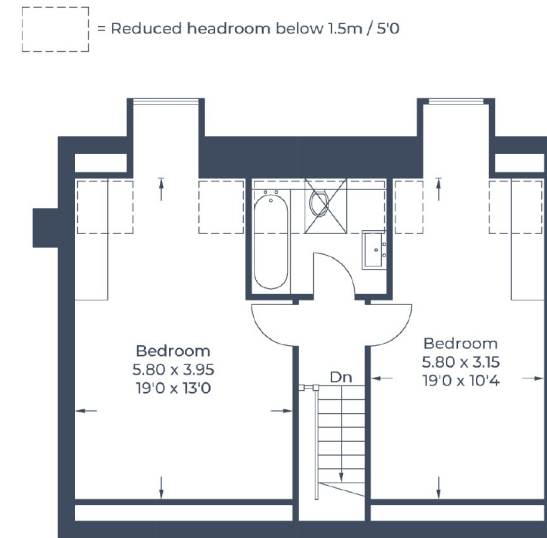
Approximate Gross Internal Area  
 Ground Floor = 82.0 sq m / 883 sq ft  
 First Floor = 82.9 sq m / 892 sq ft  
 Attic Level = 53.0 sq m / 570 sq ft  
 Total = 217.9 sq m / 2,345 sq ft



**Ground Floor**



**First Floor**



**Attic Level**

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