



**A DETACHED SIX BEDROOM FAMILY HOME IN THE MOOR PARK ESTATE WITH A
RARE OPPORTUNITY TO RE-BUILD**

Bedford Road, Moor Park, HA6 2BA

ROBSONS

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**DETACHED • 6 BEDROOMS • 5 BATHROOMS •
FOUR RECEPTION ROOMS • OVER 3,600 SQFT
• PRIVATE REAR GARDEN • SWIMMING POOL
• CARRIAGE DRIVEWAY • GARAGE •
PLANNING PERMISSION TO RE-BUILD**

Description

This generously proportioned detached six bedroom family home extends to over 3,600 sq ft, providing extensive and flexible accommodation ideal for modern family living. The property is accessed via a carriage driveway with ample off-street parking and access to the garage.

The ground floor offers an abundance of living and entertaining space, featuring a spacious triple-aspect living room filled with natural light, a formal dining room, and two additional reception rooms offering versatile use as a family room, study or playroom. The well-appointed kitchen is complemented by a separate utility room/spice kitchen and a convenient downstairs w.c.

Upstairs, the first floor comprises six good-sized bedrooms. Three of these benefit from en-suite bathrooms, while two further family bathrooms serve the remaining bedrooms.





To the rear, a beautifully maintained private garden provides a tranquil retreat, complete with a swimming pool which would benefit from renovation — perfect for relaxing or entertaining during the warmer months.

The property also has planning permission to demolish the existing property and build a replacement property of over 4,000 sq ft (Reference: 23/0035/FUL Demolition of existing two storey dwelling and construction of two storey detached dwelling including accommodation in the roof space and associated landscaping works).

This is a rare opportunity within the prestigious Moor Park Estate to demolish an existing property and build a new one from the ground up — a true rarity for the estate.

Location

The property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible. Major motorways and airports are also within reach. 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.

Additional Information

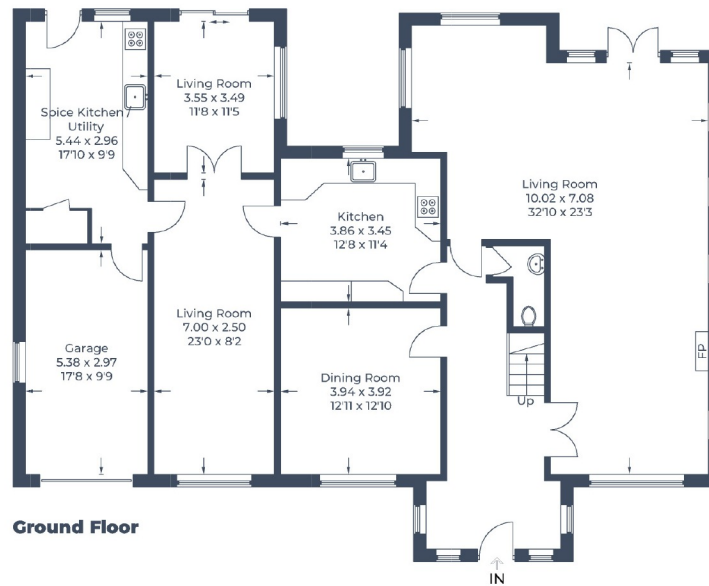
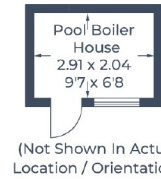
Tenure: Freehold Council Tax Band: H

Energy Efficiency Rating: C Local Authority: Three Rivers

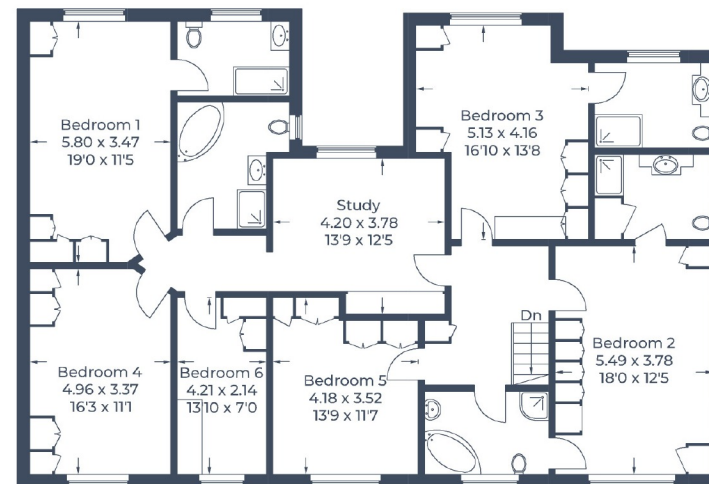
For additional information, please refer to www.robsonswb.com or call us on: 01923 820622.



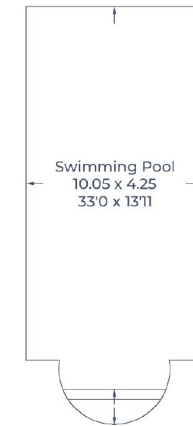
Approximate Gross Internal Area
 Ground Floor = 170.8 sq m / 1838 sq ft
 First Floor = 165 sq m / 1,776 sq ft
 Pool Boiler House = 5.9 sq m / 63 sq ft
 Total = 341.7 sq m / 3,677 sq ft
 (Excluding Swimming Pool)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

North Approach, Moor Park, Northwood HA6 2JQ
 Tel: 01923 820622 Email: moorpark@robsonswb.com
www.robsonswb.com

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