



A PERIOD COTTAGE ADJOINING THE MOOR PARK PRIVATE ESTATE

Sandy Lodge Road, Moor Park, Hertfordshire, WD3 1LP

ROBSONS

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1LP

**DETACHED • TWO BEDROOMS • THREE
RECEPTION ROOMS • FITTED KITCHEN •
DOWNSTAIRS W/C • FAMILY BATHROOM •
GATED OFF-STREET PARKING • LARGE REAR
GARDEN • GARAGE • PLANNING PERMISSION
GRANTED**

Description

Watford Lodge is an attractive two bedroom detached cottage, located at the entrance of the exclusive Moor Park Private Estate, occupying a plot of approximately 0.3 of an acre.

The accommodation on the ground floor comprises three reception rooms, a fitted kitchen, guest cloakroom and stairs down to a utility room at basement level. To the first floor are two double bedrooms and a shower room with w/c.

The extensive rear garden is mostly laid to lawn with mature flowerbeds and a paved patio seating area. Double gates to the side provide access to a shingle courtyard area with ample off-street parking and a detached garage.





Planning has been granted under planning reference 25/0549/FUL, for the construction of ground floor side and rear extensions, and a first floor rear extension. This proposal would create a larger open-plan living area and kitchen, a ground floor bedroom with ensuite, and a guest cloakroom. The first floor would have two double bedrooms, each with its own ensuite shower room and w/c.

Location

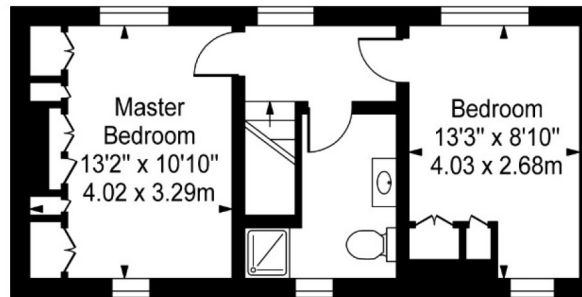
The property is conveniently located within easy walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible. The local area is well served for state and private schools, which include Merchant Taylors' Junior 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. This property falls within the Moor Park Conservation Area.

Additional Information

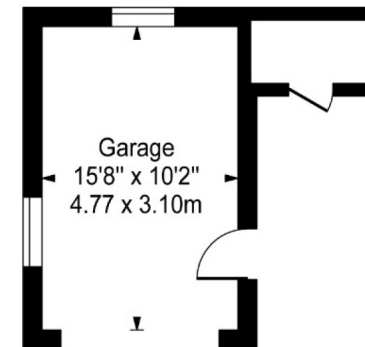
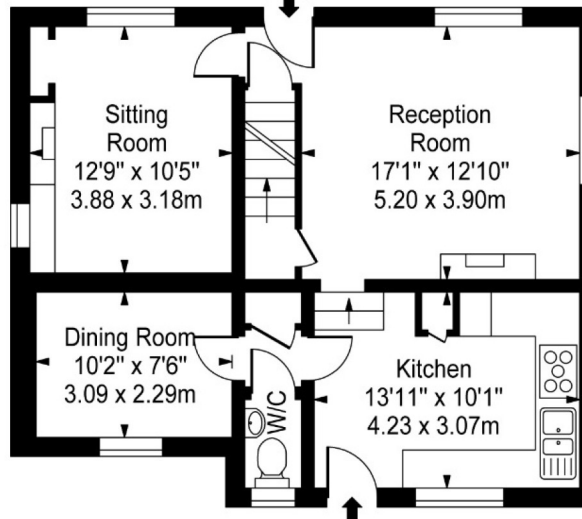
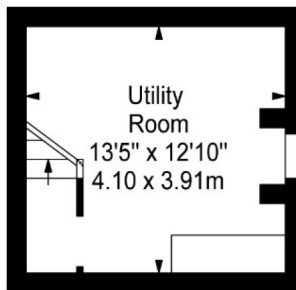
Tenure: Freehold
Local Authority: Three Rivers
Council Tax Band: F
Energy Efficiency Rating: D

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





First Floor



Basement Floor

Ground Floor

**Approx. Gross Internal Area 1358 Sq Ft - 126.20 Sq M
(Including Garage)**

For Illustration Purposes Only - Not To Scale Floor Plan by www.pmsupply.co.uk Ref: No. 29029

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ROBSONS

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SCAN TO VISIT



OUR WEBSITE

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