



AN IMPRESSIVE FIVE BEDROOM DETACHED HOME WITHIN THE MOOR PARK ESTATE

Bedford Road, Moor Park, HA6 2AY

ROBSONS

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UNDERFLOOR HEATING • AIR-CON • MECHANICAL VENTILATION WITH HEAT RECOVERY • RAKO LIGHTING SYSTEM • CEILING AUDIO SPEAKERS • CCTV AND ALARM • ELECTRIC VEHICLE CHARGING POINTS WITH 3 PHASE SUPPLY • IRRIGATION SYSTEM

Description

Nestled within the exclusive and highly sought-after Moor Park Estate, this stunning five-bedroom, five-bathroom detached residence offers over 5,700 sqft of exceptional living space over three well-appointed levels.

This bespoke home was meticulously constructed in 2021 by Octagon Developments, creating a property that exudes elegance and modern sophistication with all the integrated technology and comforts expected in a home of this quality.

Creating a stunning first impression, the grand entrance hall with its curved marble staircase and statement chandelier, ascend three storeys high. Double doors lead through to a spacious open-plan kitchen/dining/family room with bi-fold doors to the rear terrace. The bespoke kitchen from Moore by Design comprises grey high gloss cabinets and island, complemented by high-end appliances, creating an ideal space for cooking and socialising. A concealed entrance leads to the utility room and internal door to a double garage. There is a formal living room and combined dining area with high ceilings, halo lighting and an attractive fireplace with French doors to the rear. Completing the ground floor is a study to the front aspect with shelving and cabinets, plus a guest cloakroom and coat cupboard.













The galleried first floor landing has double doors through to an impressive principal suite comprising a generous bedroom with French doors and Juliet balcony, giving views across the attractive rear garden. A luxurious ensuite bathroom benefits from a double shower enclosure, freestanding bathtub and his & hers wash basins. A separate dressing room is fitted with ample wardrobes and shelving. There are a further three bedroom suites on this floor, all with fitted wardrobes and ensuite shower rooms.

Continuing up to the second floor is a cinema room with additional built in wall speakers for the full surround sound experience. There is a spacious air-conditioned gym with mirrored walls and an additional shower room and wc.

Occupying a 0.4 acre plot in the prestigious Moor Park private estate, the property boasts a magnificent rear garden, complete with a beautifully designed patio area, making it perfect for alfresco dining and entertaining guests.

The property is accessed via a carriage driveway, offering ample parking and a grand entrance to the property. Located in a prestigious area, this home is in a prime location within the coveted Moor Park Estate, offering both seclusion and convenience, with excellent local amenities and transport links nearby. This residence presents a rare opportunity to acquire a truly exceptional family home in one of the most desirable locations.

Location

Bedford Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood, Rickmansworth and Watford town centres are also accessible, offering a further wide range of shops and restaurants.

Additional Information

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

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



Approximate Gross Internal Area
 Ground Floor = 220.4 sq m / 2,372 sq ft
 First Floor = 214.4 sq m / 2,308 sq ft
 Second = 100.0 sq m / 1,076 sq ft
 Total = 534.8 sq m / 5,756 sq ft
 (Including Garage / Excluding Void)

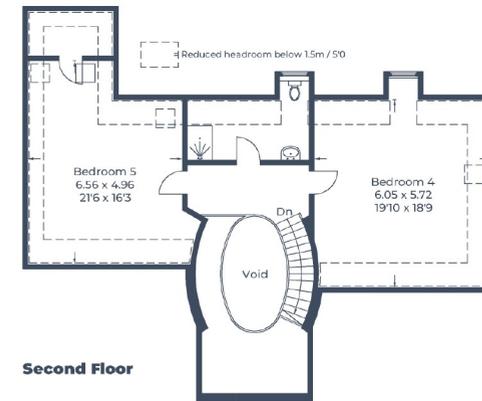
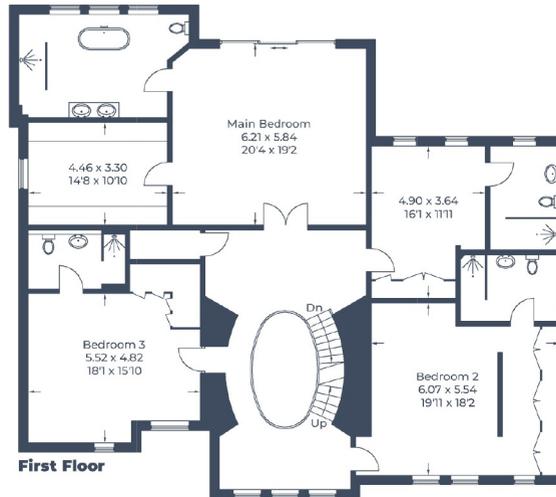
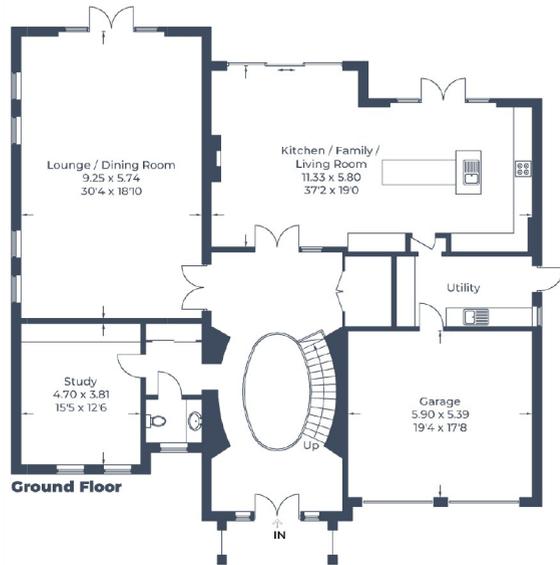


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