



**A DETACHED FAMILY HOME SET ON A MATURE PLOT**

Russell Road, Moor Park, Middlesex HA6 2LL

**ROBSONS**

# A DETACHED FAMILY HOME SET ON A MATURE PLOT

Russell Road, Moor Park, Middlesex HA6  
2LL

RECEPTION HALL • LIVING ROOM • DINING  
ROOM • FAMILY ROOM • 5th RECEPTION  
ROOM/Bedroom 6 with ENSUITE SHOWER •  
STUDY • KITCHEN/BREAKFAST ROOM • UTILITY  
ROOM • CLOAKROOM • MASTER SUITE with  
ENSUITE SHOWER ROOM • GUEST SUITE with  
ENSUITE SHOWER • 2 further BEDROOMS •  
FAMILY BATHROOM • BEDROOM 5/games room  
to 2nd floor • LANDSCAPED REAR GARDEN •  
DOUBLE GARAGE

## Description

Set on a mature landscaped plot exceeding 1/2 an acre, a well presented 5/6 bedroom, 4 bathroom 4 reception room detached family dwelling located on the highly regarded Moor Park Private Estate.

## Location

Russell Road is considered to be one of Moor Park finest roads, conveniently located within walking distance for Moor Park 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 senior and junior schools, which are both on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres are all well catered for in the surrounding area. Major motorways and airports are also within reach.





## **Moor Park Conservation Area**

This property falls within the Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers Planning Department and also Moor Park (1958) Limited whose approval for alterations and extensions is also required under the covenants of the Estate.

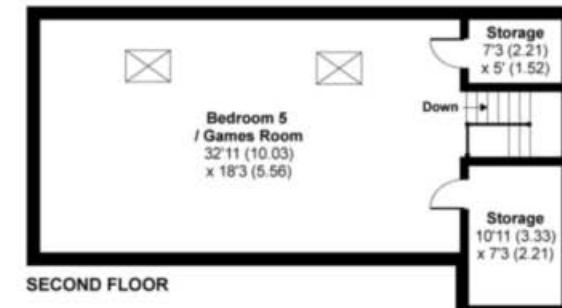
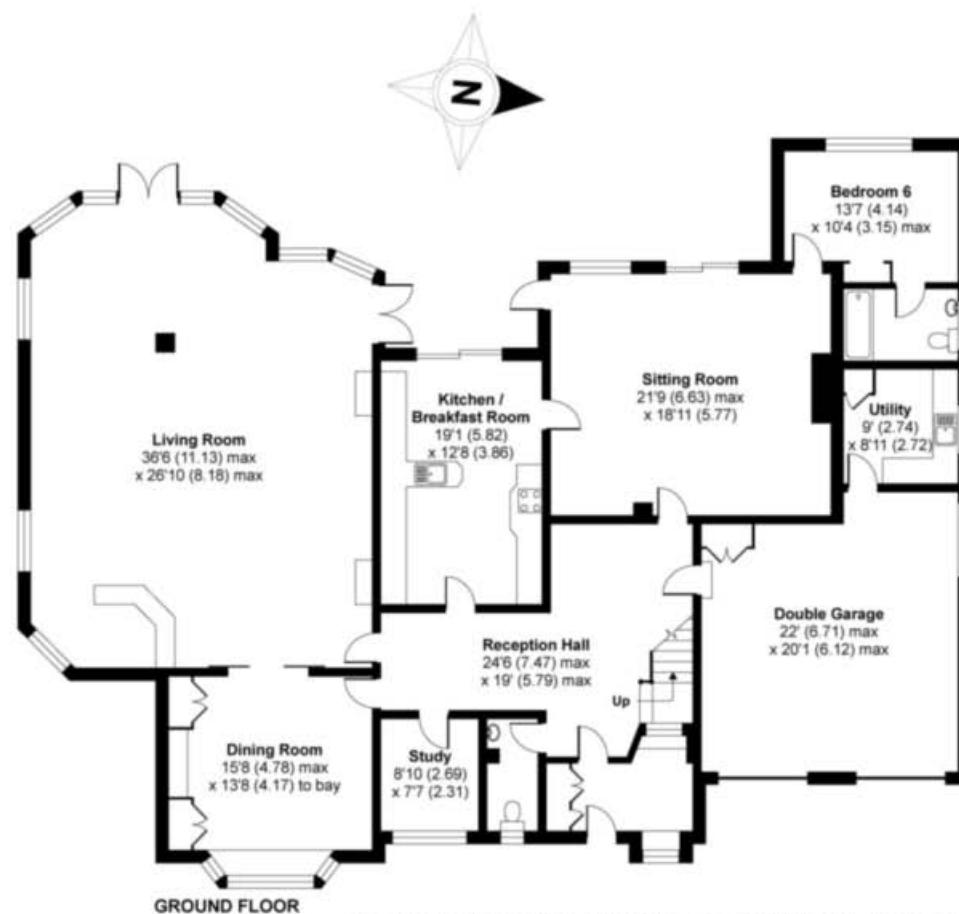
Moor Park (1958) Limited is a management company with a primary role to maintain the private roads and open spaces within Moor Park and also to protect and preserve the estate. There is generally an obligation for householders to become members of the Company. Road charges are paid per foot frontage. Current rates are available upon request.

**Energy Efficiency Rating - Band D**

**Three Rivers District Council**



APPROX. GROSS INTERNAL FLOOR AREA 5680 SQ FT 527.7 SQ METRES (INCLUDES GARAGE & EXCLUDES GALLERIED AREA)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**ROBSONS**

North Approach, Northwood, Middlesex HA6 2JQ  
Tel: 01923 820622 : [neil.ret@robsonsweb.com](mailto:neil.ret@robsonsweb.com)

[www.robsonsweb.com](http://www.robsonsweb.com)

www.  
the  
**londonoffice.co.uk**  
40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.