



A DETACHED FAMILY HOME SET ON A MATURE PLOT

Russell Road, Moor Park, Middlesex HA6 2LL

ROBSONS

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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.

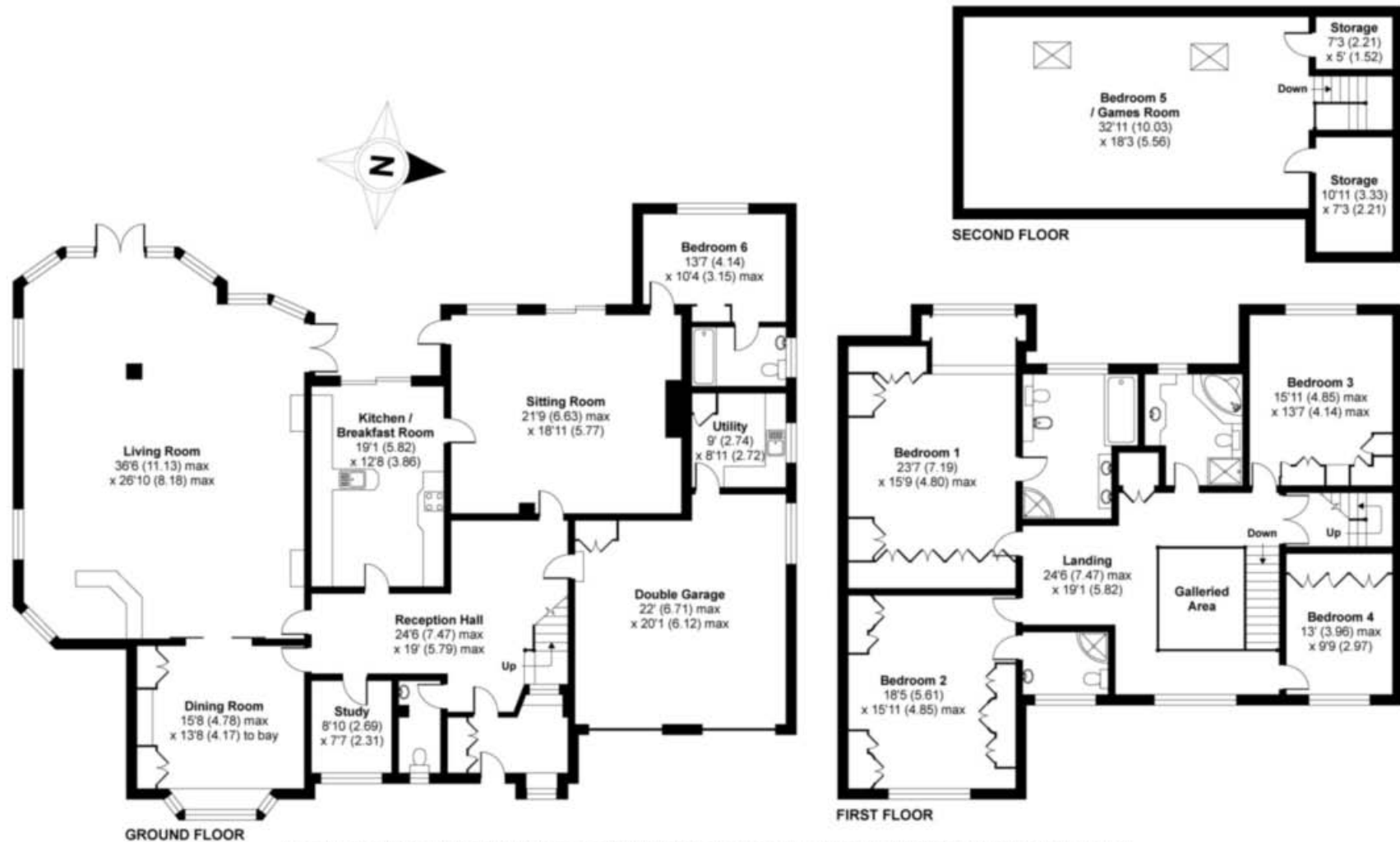
Moor Park (1958) Limited is a management company with a primary role to maintain the private roads and open spaces within Moor Park and also to protect and preserve the estate. There is generally an obligation for householders to become members of the Company. Road charges are paid per foot frontage.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

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