



A SIX BEDROOM FAMILY HOME IN THE HEART OF MOOR PARK ESTATE

Astons Road, Moor Park, HA6 2LD

ROBSONS

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**2 RECEPTION ROOMS • CINEMA ROOM •
DINING ROOM • KITCHEN/BREAKFAST ROOM
• UTILITY ROOM AND DOWNSTAIRS W/C • 6
BEDROOMS • 6 ENSUITE BATHROOMS •
UNDER FLOOR HEATING TO GROUND FLOOR
• LANDSCAPED GARDEN WITH VIEWS OVER
THE GOLF COURSE • CARRIAGE DRIVEWAY**

Description

A stunning six bedroom, six bathroom, two reception detached family home sitting on an elevated plot on one of Moor Park's most prestigious roads.

This imposing home is arranged over three floors with extensive living space benefitting from underfloor heating to the ground floor with finest fittings from Villeroy and Boch and Schuco, Brazilian black walnut floors and an exclusive kitchen by Porsche Design being the key features of this luxury residence. The generously proportioned rooms are incorporated in a design to maximise the site's natural surroundings and reflect the prestigious location. A combination of wonderful outside space with extensive terracing and a beautifully landscaped garden enjoying views over the golf course.





The local area is well served for state and private schools for all ages and genders, including Merchant Taylors' Prep and Senior Schools, which are located 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. 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.

Additional Information

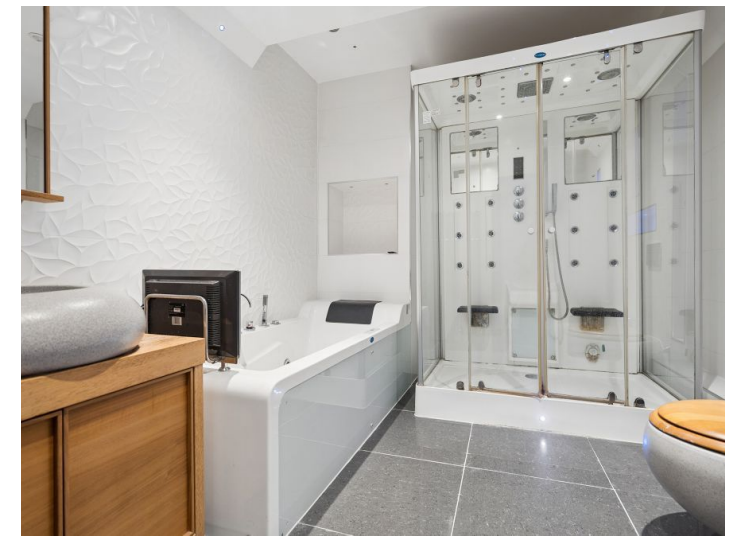
Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: H

Energy Efficiency Rating: tbc

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



Approximate Gross Internal Area
 Ground Floor = 153.4 sq m / 1,651 sq ft
 First Floor = 148.8 sq m / 1,602 sq ft
 Second Floor = 73.4 sq m / 790 sq ft
 Study = 17.5 sq m / 188 sq ft
 Total = 393.1 sq m / 4,231 sq ft



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

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SCAN TO VISIT



OUR WEBSITE

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