



**A CHARMING DETACHED SIX BEDROOM FAMILY HOME IN THE MOOR PARK ESTATE**

Astons Road, Moor Park, HA6 2LE



Astons Road, Moor Park, HA6 2LE

**DETACHED • SIX BEDROOMS • THREE BATHROOMS • THREE RECEPTION ROOMS • KITCHEN • UTILITY ROOM • DOWNSTAIRS W/C • REAR GARDEN • DRIVEWAY PARKING • DOUBLE GARAGE**

### Description

Set on the highly sought-after Astons Road within the prestigious Moor Park Estate, this six-bedroom detached family home is presented to a great standard throughout, offering generous and versatile living accommodation across three floors.

The ground floor features three spacious reception rooms plus conservatory, a kitchen / breakfast room which is complimented by a separate utility room, while a convenient downstairs w/c completes the layout.

To the first floor, there are four spacious bedrooms and a family bathroom. The principal bedroom benefits from a dressing room and an en-suite bathroom with a bath and separate shower.

The second floor provides two further well-proportioned bedrooms along with an additional shower room, perfect for guests, older children, or home office use.





Externally, the property boasts a low-maintenance rear garden with terrace, ideal for outdoor enjoyment with minimal upkeep, with a sunken garden to the side ideal for entertaining.

To the front, a gated carriage driveway offers ample off-street parking and provides access to the double garage.

This impressive home combines space, style, and a prime location, making it an ideal choice for families seeking refined living within a prestigious setting.

### **Location**

Astons Road is conveniently located within a short walk of the Metropolitan line train station within the heart of the estate. This train service provides frequent access to central London and beyond. Northwood, Rickmansworth and Watford's town centres are also accessible offering a further wide range of shops, restaurants, supermarkets and shopping centres. The local area is well served for state and private schools, which includes Merchant Taylors Junior and Senior Schools which are both on the estate. Major motorways and airports are also within reach.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: H

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 820622.



Approximate Gross Internal Area  
 Ground Floor = 143.0 sq m / 1539 sq ft  
 First Floor = 118.7 sq m / 1278 sq ft  
 Second Floor(Excluding Eaves Storage)  
 47.8 sq m / 515 sq ft  
 Double Garage = 32.2 sq m / 346 sq ft  
 Total = 341.7 sq m / 3678 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



North Approach, Moor Park, Northwood HA6 2JQ  
 Tel: 01923 820622 Email: moorpark@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

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.