



## A SUBSTANTIAL DETACHED RESIDENCE ON ASTONS ROAD, MOOR PARK

Astons Road, Moor Park, Hertfordshire, HA6 2LE

**ROBSONS**



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**DETACHED • 6 BEDROOMS • 2 BATHROOMS •  
3 RECEPTION ROOMS • KITCHEN • UTILITY  
ROOM • DOWNSTAIRS W/C • LARGE GARDEN  
• DRIVEWAY PARKING • DOUBLE GARAGE**

### Description

Situated on the prestigious Astons Road in Moor Park, this substantial six-bedroom detached residence extends to approximately 3,500 sq ft and occupies approximately 1/3 acre, offering well-proportioned accommodation arranged over two floors.

The property opens into an impressive entrance hallway, featuring a galleried landing and high ornate ceilings, creating an immediate sense of space and character. The principal reception rooms include a drawing room, dining room and separate sitting room, providing a good balance of formal and informal living space. The kitchen/breakfast room is well suited to family life and features a traditional Aga, complemented by a separate utility room. To the first floor are six well-proportioned bedrooms all with fitted wardrobes, providing comfortable accommodation for family and guests alike. The principal bedroom benefits from a dedicated dressing room and en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.







Outside, the property is approached via a carriage driveway providing ample parking and leads to a double garage. The generous rear garden offers a private setting and considerable scope for family enjoyment and outdoor entertaining. Offering approximately 3,500 sq ft of accommodation in a highly regarded Moor Park location, the property provides a well-balanced family home with excellent potential for further personalisation.

### Location

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. 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

Freehold, Three Rivers, Council Tax: H EPC: C

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





Approximate Gross Internal Area  
 Ground Floor = 127.2 sq m / 1,369 sq ft  
 First Floor = 156.0 sq m / 1,679 sq ft  
 Garage / Outbuildings = 38.6 sq m / 415 sq ft  
 Total = 321.8 sq m / 3,463 sq ft

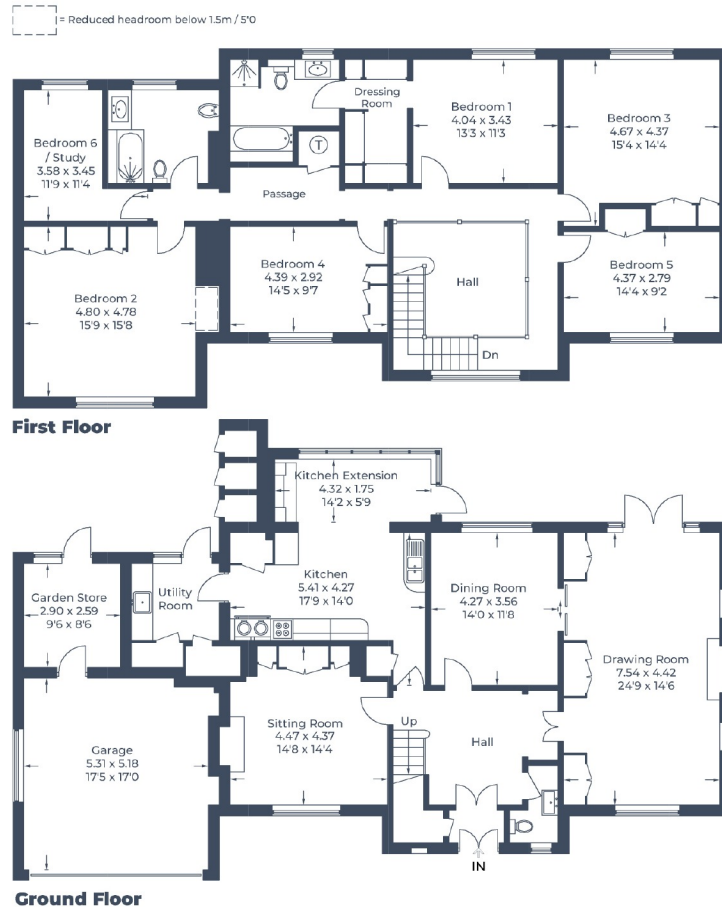


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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