



An imposing modern house on the exclusive Moor Park private estate
Bedford Road, Northwood, HA6 2AZ



Asking Price: £5,500 pcm

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• GALLERIED RECEPTION HALL • THREE RECEPTION ROOMS • KITCHEN/BREAKFAST • TWO CLOAKROOMS • MASTER BEDROOM SUITE • FOUR BEDROOMS ONE WITH AN ENSUITE • BATHROOM • REAR GARDEN • DOUBLE GARAGE • DRIVEWAY • UNFURNISHED

Description

An imposing modern house on the exclusive Moor Park private estate. You are welcomed to the property with a galleried reception hall, accessing three reception rooms, the lounge with a feature fireplace and patio doors to the garden, a dining room and separate study. To the rear of the property there is a fitted light oak kitchen/breakfast room which provides integrated appliances and there is a separate utility room. There are also two guest cloakrooms. To the first floor the master bedroom has a dressing room with fitted wardrobes and an ensuite bath/shower room. The second bedroom also has an ensuite bathroom and fitted wardrobes, there are three further bedrooms and a family bathroom. On the landing there is also seating area overlooking the rear garden. There is a South Westerly backing garden with a patio area for outside entertaining and to the front there is a double garage and a gravel driveway with parking for several vehicles.

Location



Bedford Road is conveniently located for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible. The local area is well served for state and private schools, Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.





Additional Information

- Local Authority: Three Rivers District Council
- Council Tax Band: H
- Energy Efficiency Rating: Band D
- Available Date: 06/07/2022

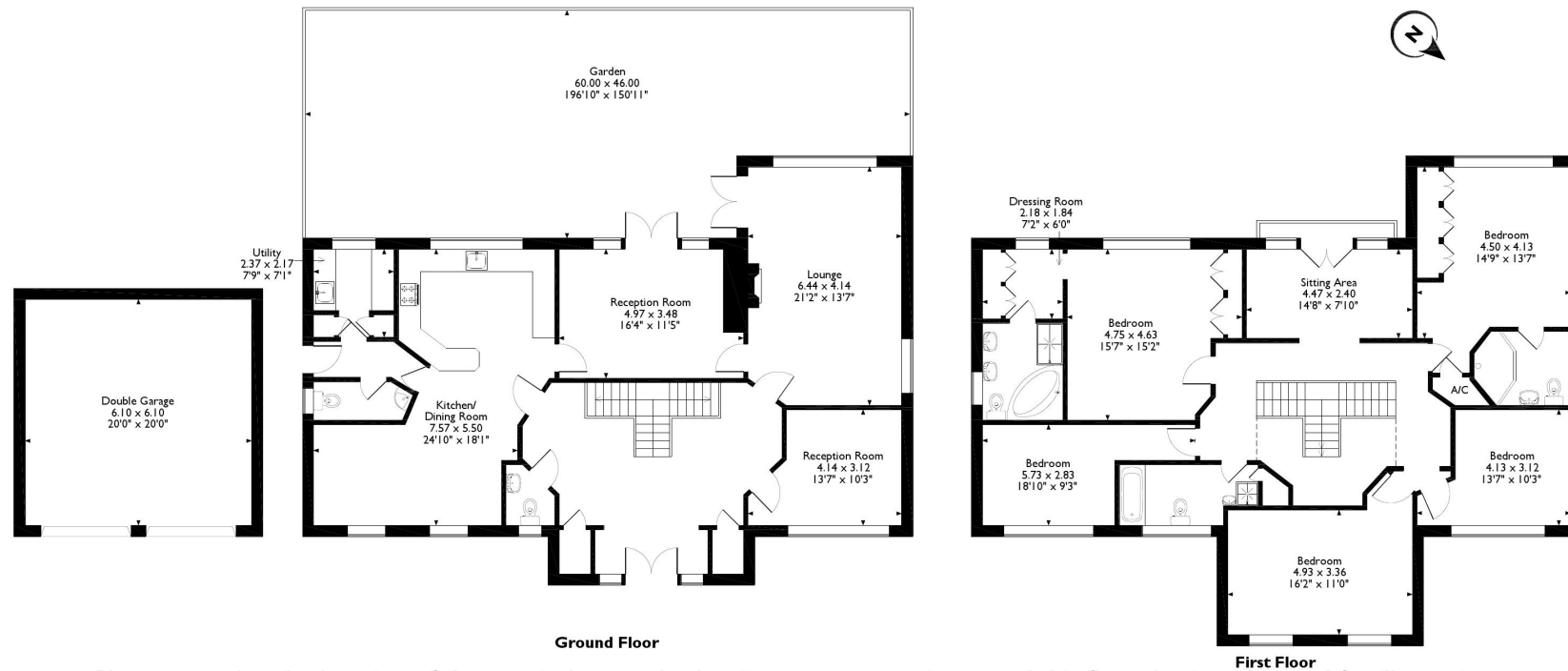
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	64	73	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Bedford Road, Northwood
 Approximate Gross Internal Area
 Ground Floor = 134 Sq M/1440 Sq Ft
 First Floor = 142 Sq M/1527 Sq Ft
 Garage = 37 Sq M/401 Sq Ft
 Total = 313 Sq M/3368 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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