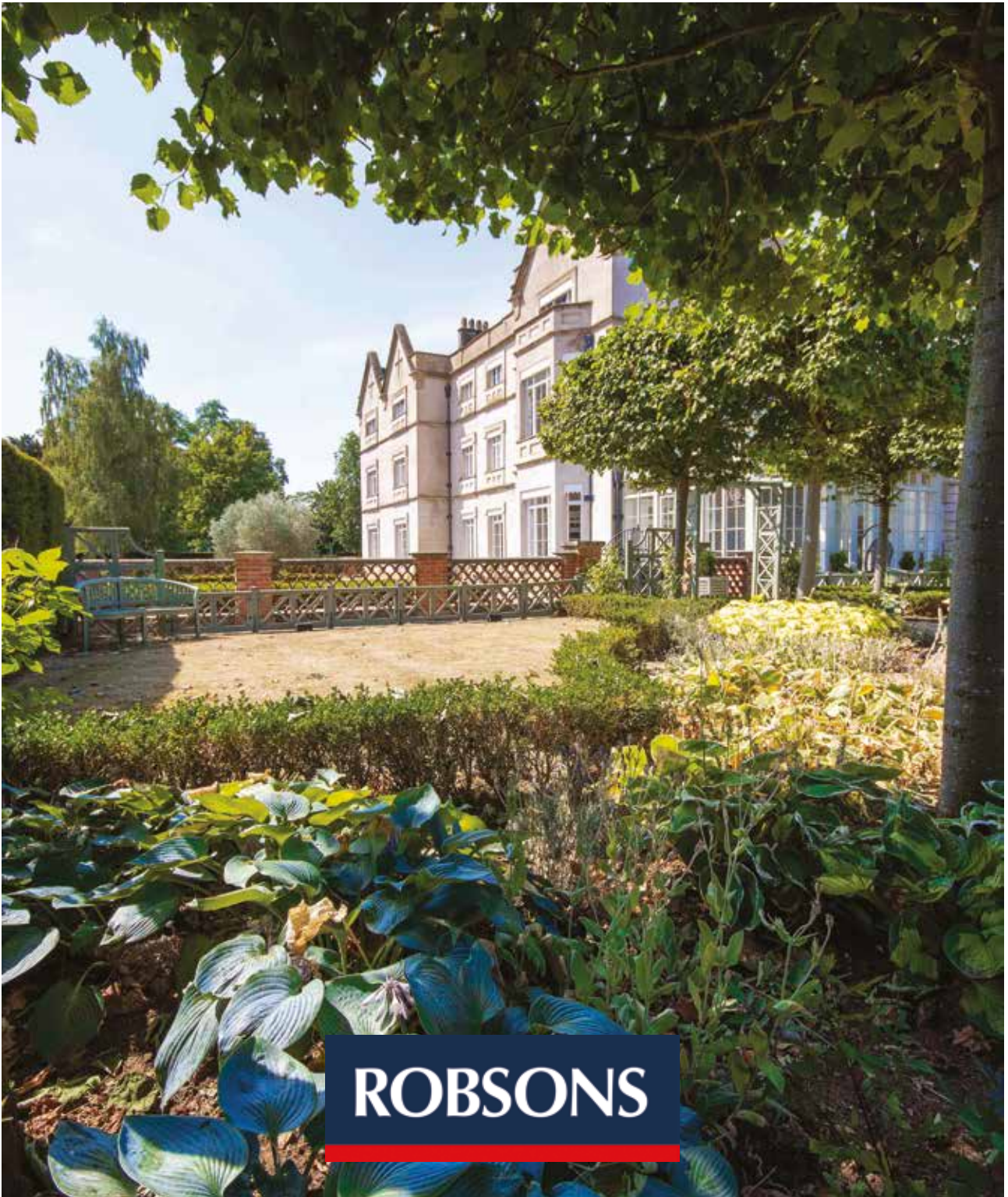


Robsons Estate Agents

Issue 6

Prestige

Property Collection



ROBSONS

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WELCOME TO METROLAND

Welcome to the Autumn 2022 edition of Prestige – our magazine that showcases some of the finest property from across our network of eight Metroland offices.

The residential sales, lettings and new homes market has remained buoyant and continues to demonstrate that demand for quality property remains positive and strong, despite the significantly more challenging economic conditions and current political uncertainties.

Not unexpectedly, we are now seeing a cooling of price inflation and greater caution amongst buyers. However, sales are still being made at good prices where a sensible approach is being taken in regards both asking prices and the marketing approach adopted. This is where the extensive experience and knowledge that our teams at all offices possess really comes to the fore. We have successfully enabled people to buy and sell in all market conditions since 1962.

In lettings, properties that we manage remain particularly popular with high quality tenants who are willing to pay premium values for property that they know is well maintained and looked after. With ever increasing legislative demands, our managed services provide both landlords and tenants with the peace of mind that their property is in safe hands and meets all safety and legislative requirements.

The Autumn is traditionally a strong period for the property market and, as the year has progressed, we have seen a steady increase in the flow of property becoming available to buy or rent. This is encouraging and helps create confidence amongst those looking to move or invest.

The new homes market is also strong and we have many exciting client developments underway and coming to the market in late 2022 and 2023.

Whatever your property needs, we look forward to being of assistance and our experienced and professional teams will be delighted to speak with you, in confidence, and advise how best to realise your plans.



WITHIN THIS EDITION



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PROPERTIES

A selection of the finest homes currently available via Robsons.



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SUITS YOU SIR!

Savile Row based Alexandra Wood is at once designer, tailor and stylist.



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STRIKE A POSE

The New Kelly jewellery timepiece from Hermès.



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Royston Park Road, Hatch End
Guide Price £1,850,000



An extraordinary family residence maintained to a high standard throughout offering distinctive, character features across three floors. Situated on one of Hatch Ends most sought-after roads with a grand reception hall, 3 reception rooms, a kitchen/diner and guest cloakroom with a walk-in shower. There are four double bedrooms, a bathroom, and a separate WC. The second floor hosts two further double bedrooms, and two bathrooms. Externally this fantastic home boasts a sizeable rear garden with tributary of the River Pinn running through the middle. EPC: E

Pinner Office
pinner@robsonswb.com | 020 8866 8083



Little Moss Lane, Pinner
Guide Price £1,025,000



An attractive three bedroom detached property which is situated in a desirable location and provides the opportunity to renovate/extend (STPP) to create a superb family home. There are two reception rooms, kitchen, and a conservatory overlooking the impressive rear garden. To the first floor are three bedrooms, a family bathroom and separate WC. The property is approached via a pretty front garden with a block paved driveway leading to the attached garage, The immaculately presented rear garden is a real feature of this property, with its manicured lawns, patio areas, mature plants/shrubs and flower borders. EPC: E

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SOLD



East End Way, Pinner
Guide Price £1,550,000



Positioned on one of Pinner's most premium and sought-after roads within the Village, is this superb four bedroom family residence offering well appointed interiors throughout, a beautifully presented rear garden, a swimming pool, and off-street parking. The property has benefited from improvements over recent year. Externally the property boasts a secluded, front garden with a heated swimming pool and a summer house. To the rear there is a stunning, landscaped garden that is approx. 100' in length and is surrounded by mature trees and hedges. EPC: D

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How can we help you?

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Uxbridge Road, Pinner
Guide Price £1,500,000



An immaculate and expansive six bedroom, four bathroom detached family home set-back with an impressive frontage and boasting living accommodation in excess of 2,600 sq ft which is neutrally presented and flooded with natural light. To the ground floor are three reception rooms, a breakfast room which flows through to an open-plan modern kitchen and a ground floor shower room. To the first floor there are six spacious bedrooms, the master further benefiting from an en-suite shower room, a family bathroom and a further shower room. The property also boasts scope to extend, with planning permission in place - Ref: P/1537/21. EPC: D

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The Avenue, Hatch End
Guide Price £2,300,000



Situated on one of the areas premium roads within walking distance of Hatch End high street and offering fantastic living space in excess of 4,400 sq.ft, this exceptional family home is perfect for the growing family seeking a home that offers modern yet comfortable living, with the added benefit of being within close proximity of local amenities, schools and transport links. Externally this remarkable home offers a beautifully presented rear garden that is part lawn and part patio, with a variety of mature hedges and shrubs, with a generous garden room to the rear with bi-folds along two sides allowing you to open up the room in the summer months. EPC: B

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Moss Close, Pinner Village
Guide Price £1,125,000



A fantastic three bedroom property, set within the heart of Pinner Village on a highly sought-after road within easy reach of local amenities, schools and excellent transport links. This family home offers well proportioned interiors, a stunning rear garden and substantial scope to extend (STPP). There are two reception rooms, kitchen and cloakroom. To the first floor there are two double bedrooms, a generous single bedroom and a family bathroom with a separate WC. Externally, this family home boasts a well-presented, sizeable rear garden that is laid to lawn with a variety of mature shrubs. EPC: E

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Oakhill Avenue, Pinner
Guide Price £1,550,000



Situated on an exclusive, sought-after road within the heart of Pinner, is this superb four bedroom, detached family residence. This property offers both character and modern living, with the potential to further extend. The ground floor comprises three bright reception rooms, a modern kitchen / breakfast room, a utility room, a study and cloakroom. To the first floor there is a master bedroom with en-suite shower room, there are three further bedrooms and a bathroom. The South facing garden is well maintained and to the front there is an imposing driveway providing off-street parking. EPC: C

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Eastbury Road, Northwood
Guide Price £3,000,000



This exceptional and distinctive 7 bedroom, 4 bathroom character property is set on a generous well established plot approaching 1/2 acre positioned moments from the heart of Northwood town centre. Blending period features and a stylish and modern finish, this attractive detached family home boasts just shy of 5,000 sq ft of well balanced and generous accommodation set over three floors. EPC: E

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Frithwood Avenue, Northwood
 Guide Price £2,500,000

5 5 3

Set back from the road on a commanding plot exceeding .37 of an acre this impressive detached family home offers substantial and versatile accommodation set over two floors. The current property provides annexe accommodation with separate access, outbuildings and large double garage in all presenting over 4,300 sq ft of space in total. EPC: D

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Wellesley Avenue, Northwood
 Guide Price £2,100,000

3 7 4

A property of fantastic quality set within a quiet private road. Skilfully built by Alan C Ford, this 7 bed 4 bath detached home is offered to the market with no onward chain. The property boasts over 3300 sqft of accommodation set over 3 floors. The property provides flexible living space especially to the ground floor. EPC: C

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“She correctly guided me towards more colour, and I’ve been complimented on my new found style a number of times.”

Guy Sanderson, Head teacher,
Eltham College



Suits you

SIR!

Renowned for doing tailoring differently, Savile Row based Alexandra Wood is at once designer, tailor and stylist.

Rather than merely replicating what a customer thinks they want, she expertly steers them towards braver, sharper and more subtle colourful sartorial choices that turn heads for all the right reasons and may come as no surprise that she is on a number of her clients style speed dial.

One of Savile Row’s first female tailors exclusively designing for men, Alexandra Wood has been described as a ‘tailor of the 21st century’ by GQ and named one of the best Savile Row tailors of 2020 by Esquire. The editor of The New Statesman said: “She has a great eye as well as technical expertise as a tailor. We have developed a good rapport and I trust her judgement, which is essential.”

Having dressed hundreds of high-profile men, helping to transform their image, and confidence, for Alexandra it is the moment of seeing customers rediscover their own style and a newfound sense of themselves that excites her the most.

Alexandra’s relationship with her clients is at the heart of her business. She believes that looking amazing cannot be underestimated. It changes, the way you think, enhances your confidence, attractiveness and offers you the ability to

create your own unique stamp on the world.

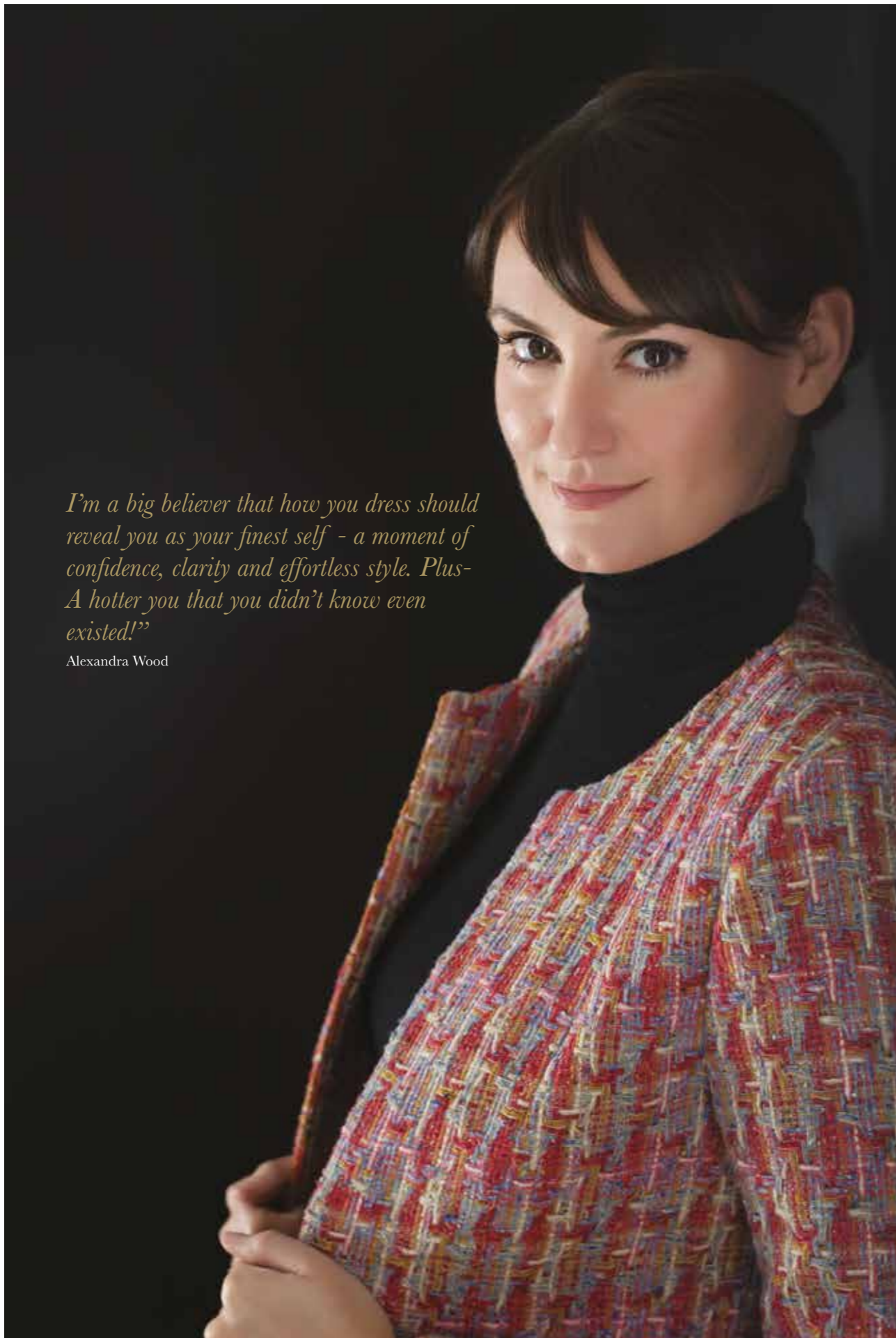
Individual Style

But to get to this point, you have to work with someone you not only trust, but who can truly understand what is right for you. For many men, working with Alexandra may be the first time they’ve stepped into a tailor’s studio. They might think they know what they want, but they may not be sure how to communicate that, or even what that looks like in reality.

Putting them at ease is so important. Connection, openness and warmth come first, while Alexandra is then able to instinctively translate their thoughts and ideas into suits that enhance, flatter and impress.

From the person in front of her, to a series of simple sketches and the final finished pieces, Alexandra’s design process is an effortless approach to modern tailoring that is centred entirely around the client, and her inimitable ability to expand their vision and sense of style.

And - while she works closely with clients to understand what they want - that doesn’t always mean she’ll create it. And this is where she is a tailor apart from



I'm a big believer that how you dress should reveal you as your finest self - a moment of confidence, clarity and effortless style. Plus- A hotter you that you didn't know even existed!"

Alexandra Wood

"I can only speak in superlatives. I wouldn't go to any other tailor - she is (pun intended) absolutely a cut above!"

Luka Krsljanin, barrister

the rest. Her passion is in making you look your absolute best - and that sometimes means opening you up to new ideas.

Unique Vision

Alexandra has built the foundation of her business in being able to advise and guide men to make bolder choices and truly understand what suits them. Men come to her for her expert advice and effortlessly stylish vision, and if that means departing from what they've traditionally worn, then so be it.

"I won't always make what you want. I'm not writing you a prescription. I'm designing clothes that you're investing in

and the sole reason for this is so that you look greater than you ever knew possible."

In this way, the entire experience is truly bespoke. Men don't feel that anyone else's style is being imposed on them, or that they have to try to fit into someone else's house style. Instead, Alexandra makes sure that the suit is perfectly moulded to her clients, while at the same time offering her invaluable insight and style guidance.

"I can say how great they look but until the first set of compliments head their way, that's when they understand just how their style has been transformed. Not just how they look, but also, how they feel."



Classic Modernity

Alexandra Wood Bespoke has been built on the foundation that luxury needs to be more relaxed and fun, heavily contesting the outdated traditions of Savile Row, paving the way for a fresher, more open version of tailoring.

She works with classics, while injecting her own fresh vision, bringing a unique elegance to her clothes, effortlessly adapting to the individual and their lifestyle. Modern fabrics and cutting-edge innovations meet timeless sophistication and beautifully traditional looks, turning this tailoring to every piece she works on.

Alexandra is often described as an illusionist. Effortlessly slender waistlines, a natural eye for innovative colour combinations and textures, combined with a sharp, crisp look, make for a truly 'sexy', modern style that is in no way contrived.

"The cut of tailoring has the power to transform, and I see it done incorrectly too often. Loose, shapeless styles do nothing for a man. There's a fine balance between too slim and too roomy. Even with a great fabric, style, and design, all can be lost with the wrong cut."



From a one-off piece to a full, bespoke wardrobe, scoping all areas of your life, and style, Alexandra intuitively creates men an individual collection like no other. Classic casuals and bespoke leather jackets, sit comfortably alongside sleek, sharp business suits and beautiful winter coats.

Creating a personalised profile, Alexandra helps you see where you should invest to make the most of your wardrobe in a way that will ensure you enjoy wearing all of it, and always know exactly how to style it.

www.alexandrawoodbespoke.co.uk

“I can see someone in front of me and an instant visual image and style pops into my mind. I can see how incredible they could look with the right colours, cut, fit, style and design. It’s inexplicable to the person, yet when they trust me and see this vision materialise, that’s when they start to understand how I think, and become excited by it.”

Alexandra Wood

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Batchworth Lane, Northwood
 Guide Price £1,850,000



An opportunity to acquire this six bedroom, two bathroom detached residence with a gated frontage. This beautiful home has been tastefully enhanced by the current owners, creating a spacious and light filled interior perfectly suited for a growing family with an L-shaped living room, games room, dining room, and a stylish kitchen diner fitted with cream Shaker style cabinets, integrated appliances and quartz worktops. EPC E

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Drakes Drive, Northwood
 Guide Price £1,700,000



Located in a quiet cul de sac, this impressive detached family home is accessed via a long gated driveway, providing secure off-street parking for multiple vehicles and access to the large detached double garage and oversized car port, which is designed specifically for larger vehicles. Internally the property has been maintained to a high standard throughout and presents spacious accommodation set over two floors. EPC: D

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Davenham Avenue, Northwood
 Guide Price £1,900,000



This substantial 6 bedroom 4 bathroom, 4 reception room detached family home with over 4,500 sq ft of accommodation set over three floors. Internally the property boasts generous room dimensions, externally the property provides secure off street parking for multiple vehicles to the front and to the rear a secluded garden with large patio ideal for outside entertaining. The property also benefits from a heated outdoor swimming pool and summer house. EPC: E

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Cygnet Close, Northwood
 Guide Price £1,395,000



Robsons are delighted to bring to the market this well presented four bedroom, two bathroom, three reception room neo Georgian style detached family home. The property boasts good-sized living accommodation and an internal viewing is highly recommended. The property comprised of a hallway which has doors leading to a guest w.c, living room, dining room, fitted kitchen and family room/study. EPC: D

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Harefield Place

An exclusive development of luxury apartments

Set in 8.5 acres of landscaped grounds, Harefield Place in Ickenham is an elegant Grade II listed Georgian manor house, which has been transformed into a gated development of 25 converted and newly built two and three-bedroom luxury apartments.

Ready to move in to and with stunning show homes available to view (by appointment), Harefield Place offers a rare mix of both classic and contemporary apartments.

The exclusive development is approached via a sweeping driveway. The restored manor house provides nine two and three-bedroom apartments which form the Classic Collection, while the new build wing in Brompton House offers 16 two and three-bedroom apartments. With thoughtful layouts to each home, generous ceiling heights and tall windows, the apartments have fully fitted custom design kitchens and luxurious bedroom suites.

Following a two-year restoration project by leading Buckinghamshire housebuilder Manorgrove Homes, in association with Jade Development Enterprises, HAP Architects and Concept Interiors, the estate has been returned to its prestigious residential origins.

Harefield Place is situated in Ickenham, just off The Drive - one of the most desirable private roads in Middlesex. Positioned alongside the Colne Valley Regional Park, many of the apartments here boast spectacular views out across the valley, while all the homes offer access to the development's own private grounds and facilities. Residents here can access their own private spa, gymnasium, swimming pool and tennis court.

New Show Home: Apartment Three

Our new show home, apartment three sits within the Classic Collection and is for sale at £1,325,000. The stunning, two-bedroom, two bathroom apartment on the ground floor has the benefit of a separate kitchen/dining area, while the drawing room's feature bay window offers views of the development's impressive grounds.

Harefield Place includes an on-site Estate Manager, whose role is to ensure that Harefield Place is maintained to the highest level. There is secure allocated parking, in addition to individual store rooms for each property. Many of the homes enjoy their own private outside space ranging from large terraces and balconies to roof terraces.

The homes are well connected by both road and rail, located close to Ickenham Railway Station and the A40/motorway network.



Prices from £850,000 up to £1,575,000.

Viewings are available seven days a week by appointment. Please call us on either 01895 733523 or 0203 814 1883. Email us on enquiries@harefieldplace.com or landandnewhomes@robsonswb.com and visit www.harefieldplace.com



Main Avenue, Moor Park
Guide Price £5,500,000



An imposing seven bedroom, seven bathroom detached family home occupying a half acre plot on Moor Park Estate. Offering nearly 6,400 sq.ft of accommodation over three floors. The South facing rear garden extends to approximately 147' with an attractive landscaped frontage and a block paved driveway providing parking for several vehicles. EPC: E

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Astons Road, Moor Park
Guide Price £3,350,000



A stunning six bedroom, six bathroom, three reception detached family home sitting on an elevated plot on one of Moor Park's most prestigious roads. The generously proportioned rooms are incorporated in a design to maximise the site's natural surroundings and reflect the prestigious location with wonderful outside space with extensive terracing and a beautifully landscaped garden enjoying views over the golf course. EPC: D

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Astons Road, Moor Park
Guide Price £2,700,000



Ideally positioned in one of Moor Park's most prestigious roads, is this seven bedroom, four bathroom, detached residence offering nearly 4,000 sq.ft of accommodation over three floors providing an abundance of family living space. The attractive frontage benefits from a carriage driveway providing ample off street parking, with electric vehicle charging point and access to the double garage. EPC: E

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Home Farm Road, Rickmansworth
Guide Price £2,300,000



An imposing detached family home in a sought after location. This delightful home set within Greenbelt offers impressive and well balanced accommodation arranged over two floors and set in a plot of circa 0.5 of an acre which is complimented by well tended South Westerly facing landscaped gardens to the rear. The property does offer further potential to extend subject to the usual consents and permissions. EPC: C

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UNDER OFFER



Sandy Lodge Road, Rickmansworth
Guide Price £2,100,000



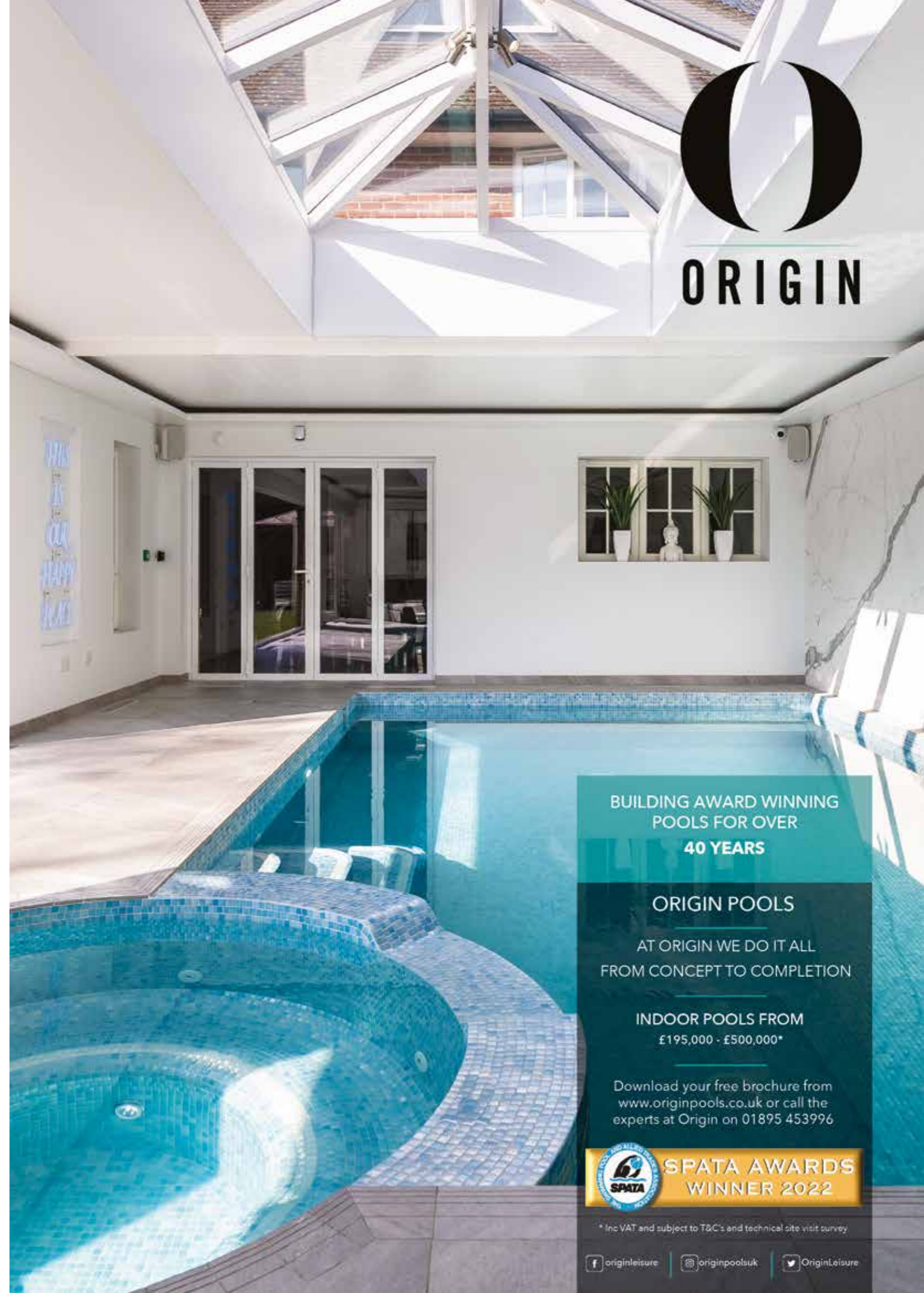
An opportunity to acquire a five bedroom, two bathroom detached house with an attractive South facing rear garden. This traditional 1930's house has been well maintained and retains many original period features such as leaded light windows and oak internal doors. Outside the South facing rear garden extends to approximately 75 feet in length, the driveway provides off street with access to the garage and car port to the side. EPC: E

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Astons Road, Moor Park
Guide Price £4,250,000



Forming part of the highly regarded 294 acre Moor Park Private Gated Estate, Astons Road is considered to be the premier aspirational road, with wide substantial residential dwellings. The Dutch Lodge is one of the finest examples, set on approximately 1 acre of mature landscaped grounds, with its distinctive green glazed pantiles roof with attractive contrasting crow-step gable. The property extends to approximately 5,500 sq.ft arranged over three floors. EPC: D

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Woodfield Avenue, Northwood
Guide Price £2,150,000



An imposing detached five bedroom, four bathroom home, set in the heart of the popular Eastbury Farm Estate. Internally the property is presented to a high standard throughout. To the rear of the property is a landscaped garden with a patio area and a swimming pool, to the front of the property is a driveway providing off street parking and access to the garage. EPC: C

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Chalfont Lane, Chorleywood
Guide Price £6,750,000



This immaculately presented property provides approximately 9,000sqft of flexible living accommodation set over three floors with an attached one bedroom annexe with its own front door, situated in one of Hertfordshire's most prestigious residential areas, in an exclusive lane within reach of Chorleywood village. This family home provides the very highest quality of accommodation and an impeccable finish. EPC: D

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Groewood Close, Chorleywood
OIEO £2,400,000

4 7 4

A seven bedroom family home situated in the heart of Chorleywood, providing many impressive features together with over 4,000 sq.ft of flexible living accommodation set over three floors. The property has a generous driveway, a double garage and an external Podpoint fast electric car charging point. There is an attractive landscaped rear garden. EPC; C

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South Cottage Gardens, Chorleywood
Guide Price £875,000

2 3 2

This attractive property is situated in a desirable gated development in Chorleywood, providing 2,011 sqft of spacious accommodation with characterful features and the added benefit of having no upper chain. The southerly facing rear garden has a terraced patio area with steps to the lawn, surrounded by attractive borders. There is a lychgate through to a lightly wooded area to Chorleywood common. EPC: E

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ROBSONS

**UNDER
OFFER**



Homefield Road, Chorleywood

Guide Price £1,750,000



An impressive and beautifully presented five bedroom, three bathroom detached family home in the heart of Chorleywood village. There is a stunning open plan kitchen/dining/conservatory, a modern kitchen open plan with the dining room and further reception rooms providing flexible accommodation. There are 5 bedrooms, the principal with an ensuite and 2 bathrooms. This superb property has the added benefit of solar panels which currently have a feed in tariff. EPC; B

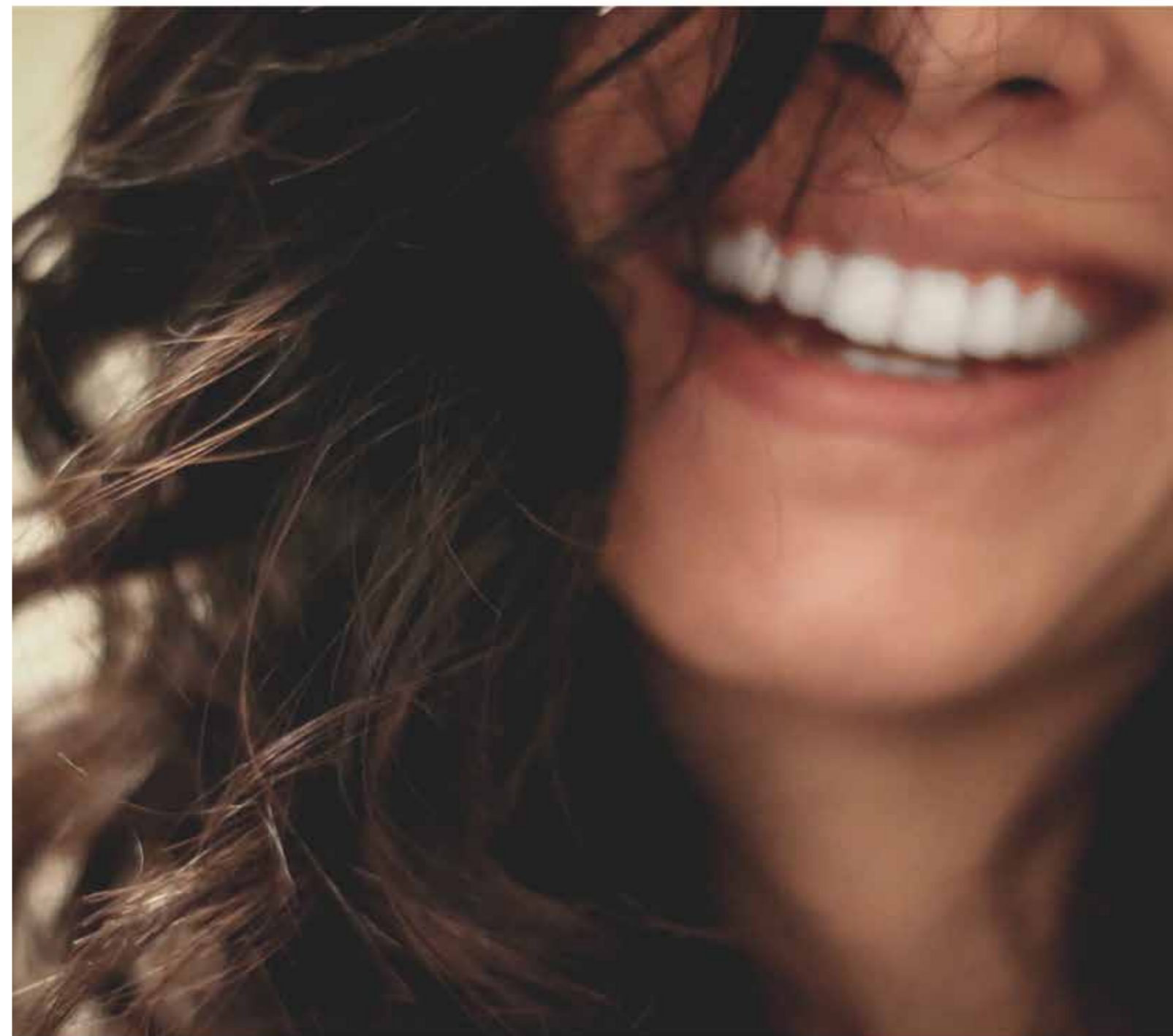
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Halifax Road, Heronsgate
 Guide Price £1,600,000



An impressive four/five bedroom family home situated within the desirable Heronsgate Estate. Part of The Grey Cottage derives from a Chartist cottage dating back to the 1840's when Heronsgate was established as a Chartist settlement. The property would benefit from modernisation and offers a superb opportunity for someone to create a fabulous family home. EPC: E

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Shire Lane, Chorleywood
 Guide Price £2,395,000



This stunning five bedroom detached Edwardian home has been extended and modernised, whilst retaining many character features and provides over 3,400 sq ft of accommodation in the heart of Chorleywood village. This superb gated property has five reception rooms, a modern kitchen/breakfast room, utility, five bedrooms, three bathrooms, together with a generously sized garden room in attractive gardens. EPC: E

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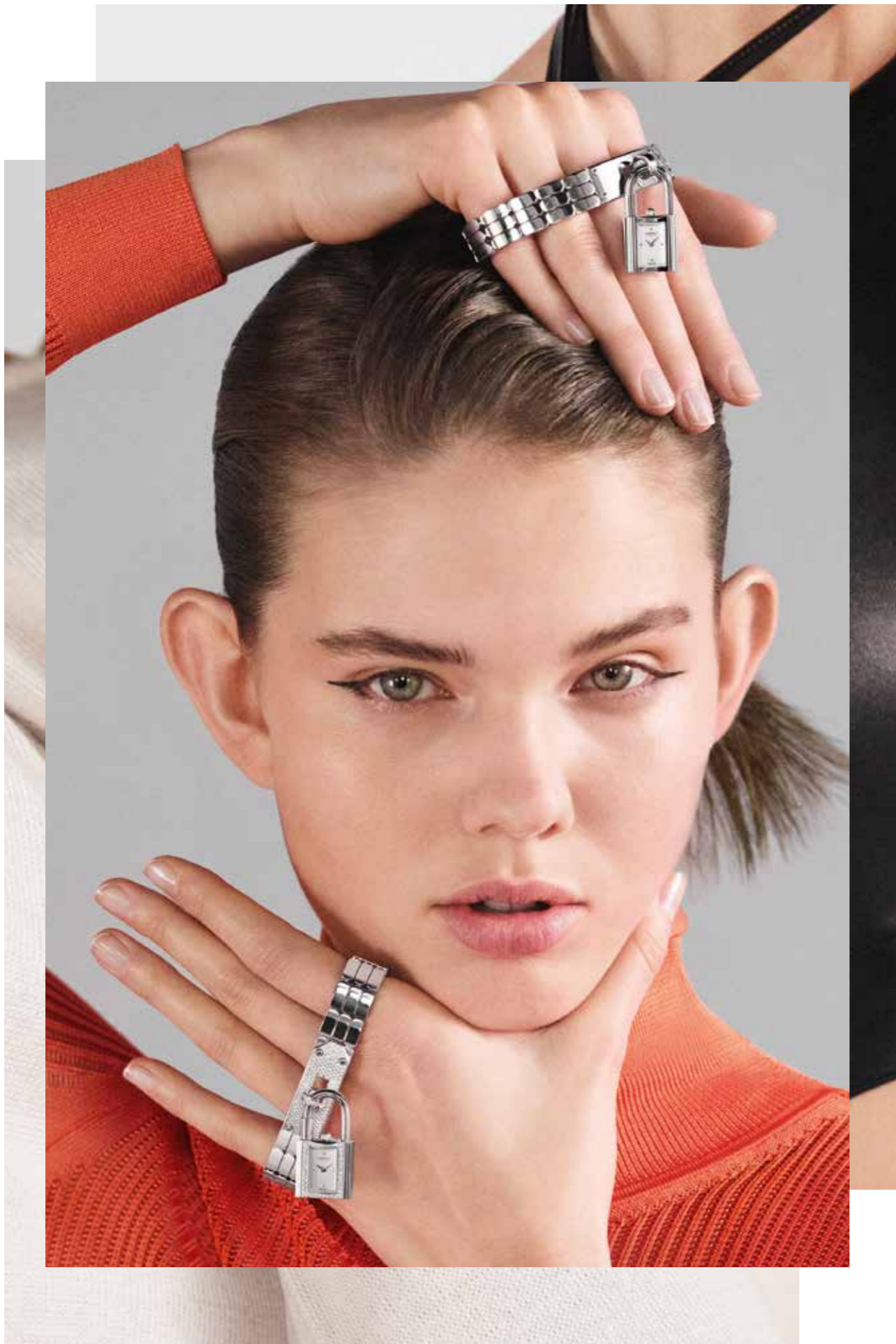


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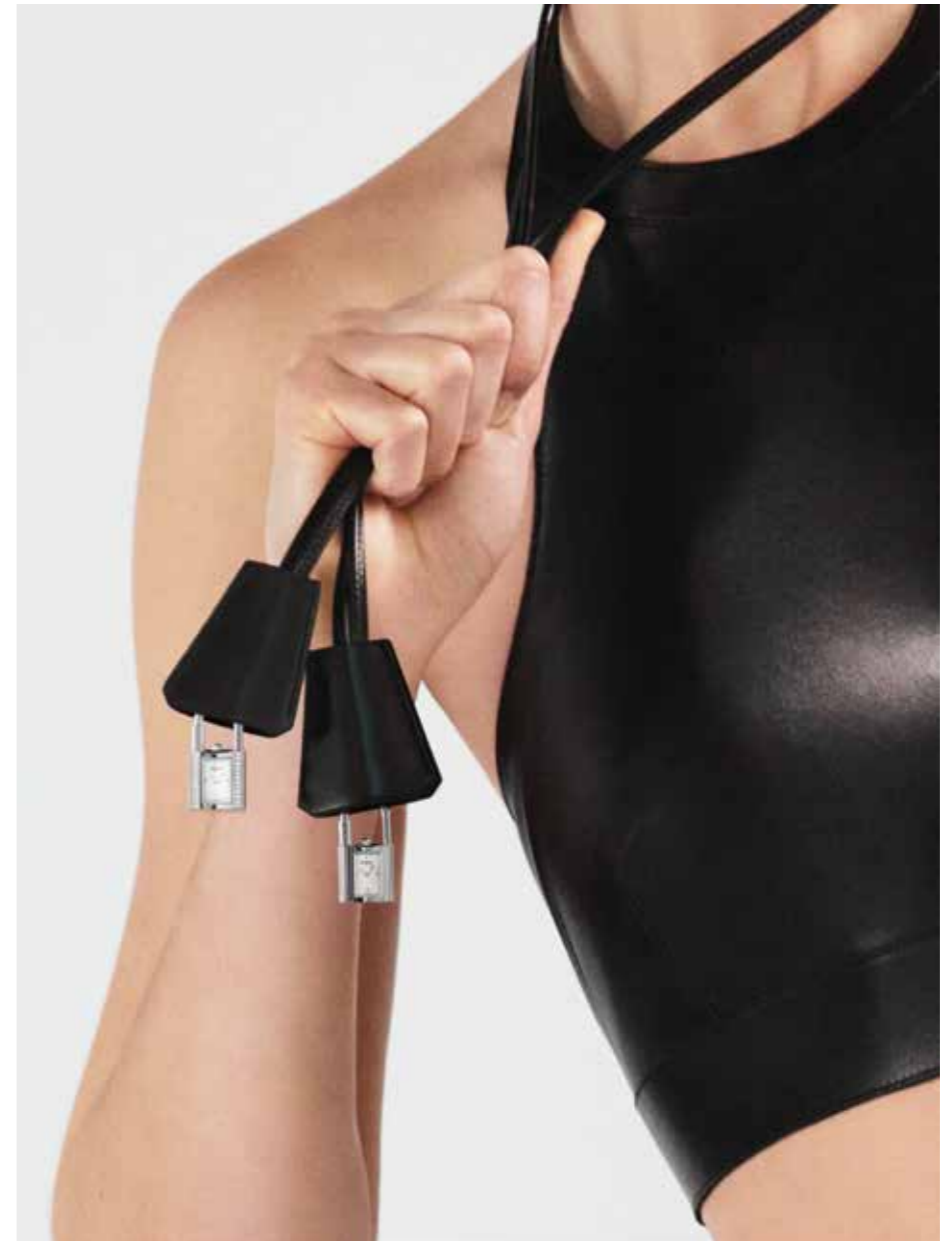
Strike a POSE

The New Kelly jewellery timepiece from Hermès combines both classic iconic 1930's design with freedom and wearability.

Created in 1975, the Kelly watch reveals new facets of its free-spirited attitude. Whether a metal bracelet, diamond-set or worn as a necklace, it demonstrates a light-hearted gift for self-reinvention.

A powerful style statement expressing a distinctive take on femininity, it derives its padlock shape from the iconic handbag designed by Robert Dumas in the 1930s.

In 2022, Kelly accentuates the fanciful side of its nature by turning both mobile and playful. This Hermès watchmaking icon is a sparkling and mischievous jewellery timepiece that flaunts its clean-cut design and reaffirms its stylistic freedom and wearability. This feisty temperament is reflected in the lines of the case as well as the new gold or steel bracelet, encircling the wrist.



The game is on and another way of wearing it is on the cards: Kelly becomes a sautoir necklace by slipping into a black boxcalf or smooth alligator clochette secured to a leather cordlet, all crafted in accordance with Hermès leather craftsmanship skills.

There are five possible interpretations: in steel, in rose gold, with or without diamond setting and featuring a mother-of-pearl or spangled white-lacquered dial. Impossible is a foreign word to this Kelly synonymous with freedom – here and now.

HERMÈS London Sloane St. Store
1 Cadogan Pl, London SW1X 9PX
www.hermes.com



UNDER OFFER



Heronsgate, Chorleywood
Guide Price £1,700,000



A detached four bedroom, two bathroom family home providing 2,788 sqft of flexible living accommodation, with stunning landscaped gardens. Situated in the sought after village of Heronsgate. Secluded yet well connected, the Heronsgate Estate offers an unrivalled setting. This private enclave is within easy reach of Chorleywood village with its eclectic mix of shops, restaurants and coffee shops and transport facilities into central London. EPC: D

Chorleywood Office
chorleywood@robsonswb.com | 01923 285 525



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Bridle Lane, Loudwater
Guide Price £2,750,000



An impressive family home that provides 3,767 sq.ft of flexible accommodation and immaculately presented gardens. There is a bright and spacious double aspect reception room, a study and a superb double aspect kitchen/breakfast room with bespoke fitted units. With a principal bedroom suite, three additional bedrooms and a bathroom, there are stairs leading to the second floor with two bedrooms one with an en-suite and a bathroom. A feature of this property is the stunning garden.

Rickmansworth Office
rickmansworth@robsonswb.com | 01923 777762



Wagon Way, Loudwater
Guide Price £2,350,000



A stunning four/five bedroom family home finished to a high standard providing 3,703 sq.ft of flexible living accommodation, with a striking open plan kitchen/breakfast room, a double aspect reception room and a wonderful conservatory. There are four bedrooms and the principal bedroom with a vaulted ceiling and an exquisite en-suite, to the second floor is a fifth bedroom. The impressive rear garden has two patio areas including one with a sunken fire pit together with a large garden gym and ample off street parking.

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ROBSONS

UNDER OFFER



Springwell Lane, Harefield
Guide Price £1,675,000



This spacious gated property is set in nearly 3 acres of land and is situated in a sought after tranquil location. The property provides 2,347 sq.ft of flexible living accommodation, together with garaging for multiple vehicles. There is a reception/dining room, family room and a large conservatory overlooking the gardens. With a 21' kitchen and utility room. The principal bedroom is on the ground floor and has an en-suite shower room. There are two additional bedrooms on the first floor and a family bathroom. EPC: D

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Woodcock Hill, Rickmansworth
Guide Price £1,300,000



An immaculately presented and unique four bedroom, three bathroom unique barn conversion, that provides bright and spacious living accommodation, with beautiful vaulted ceilings and American black walnut flooring to most rooms and recently installed triple glazed windows. There are many additional features to this remarkable home, to include a loft area, an air source heat pump, planning approval for solar, a Vent-axia air system, electric underfloor heating, new loft insulation, LED lighting and ultra fast business lease line fibre throughout. EPC: E

Rickmansworth Office
rickmansworth@robsonswb.com | 01923 777762



The Mount, Rickmansworth
Guide Price £1,425,000



This imposing five bedroom detached bungalow is situated on a third of an acre plot in a desirable cul-de-sac location in Rickmansworth, perfect for families seeking a spacious home with flexible living accommodation. There are three generously sized reception rooms and a large kitchen/breakfast room. There are five bedrooms two with ensuite facilities and a bathroom. A particular feature of this property is the beautiful secluded rear garden

Rickmansworth Office
rickmansworth@robsonswb.com | 01923 777762



Batchworth Hill, Rickmansworth
 Guide Price £1,199,999



This fabulous five bedroom, two bathroom detached, double fronted family home provides a twist of modern whilst retaining characterful features, such as the stained glass front door and windows. This superb property has a pretty front garden and is approached via a private driveway. The secluded south-west facing rear garden is beautifully landscaped there is also additional parking for multiple vehicles at the rear accessible via a private road. EPC: D

Rickmansworth Office
 rickmansworth@robsonswb.com | 01923 777762



Beacon Way, Rickmansworth
 Guide Price £1,450,000



A superb five bedroom detached home, providing 2,950 sqft of flexible living accommodation and situated in a sought after tree lined road. With a stunning open plan Kitchen/Living/Dining room, kitchen, family room, utility, study/bedroom five and a ground floor shower room. There is a principal bedroom suite, second bedroom with an en-suite, two additional bedrooms and bathroom. The rear garden has a garden room/office/gym, with a kitchen and shower room. EPC: C

Rickmansworth Office
 rickmansworth@robsonswb.com | 01923 777762



Solesbridge Lane, Chorleywood
 Guide Price £1,350,000



This distinguished period Grade II listed barn conversion nestled in a sought after discrete enclave. An outstanding family home has been sympathetically altered and renovated to a high specification, whilst retaining many original period features. Beautifully presented throughout, in immaculate condition, this elegant home combines character with a contemporary feel, providing the ideal balance between the two styles. Boasting 2443sqft of living space arranged over two floors having light and space in abundance. EPC: B

Land & New Homes Office
 land@robsonswb.com | 0203 814 1883



Ducks Hill Road, Northwood
 Price from £725,000



Havergate House is an exquisite new development of just five luxury apartments featuring classic, timeless exteriors and elegant, flexible internal space. This exclusive development is close to a wide range of local amenities and has impressive transport links. Picturesque Northwood provides the perfect backdrop for Havergate House, offering village charm in the leafy, rural suburbs of North London. EPC: B

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Green Lane, Northwood
Price from £850,000



“Birchwood House” is the 2nd phase of Kingswood Gate – a new luxury development in the heart of Northwood. A choice of luxury 2 and 3 bedroom apartments in this classically styled building. Bespoke kitchen high gloss units with ambient LED lighting. Stone Italiana granite worktops. Siemens Appliances. Lift access to all floors. Secure underground parking. Build completion summer 2023.

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land@robsonswb.com | 0203 814 1883



Moor Park Farm, Rickmansworth
£3,500 PCM



A fully modernised and refurbished detached chalet style home set in mature grounds approaching 0.4 acre. The property originally formed part of Batchworth Heath Farm and was used by farmers. “Moor Park Farm House” is approached via a 194’ gated driveway leading to a secluded plot with southerly views overlooking Batchworth Park Golf Course which enjoys a high degree of privacy, creating a welcoming aspect throughout the year. EPC: D

Residential lettings
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ROBSONS



Farm Road, Northwood
£5,500 PCM



An outstanding five bedroom, three bathroom detached family home situated on one of Northwood's most sought after private roads. The property is offered unfurnished with a large carriage driveway that provides off street parking for multiple vehicles and access to the large double garage. To the rear is a mature secluded garden with terrace and an outdoor heated pool. EPC: D

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Ducks Hill Road, Northwood
£2,300 PCM



A beautifully presented two double bedroom, two bathroom ground floor luxury apartment set in a prestigious and secure development. The property comprises of entrance hallway, fitted kitchen leading to an open plan lounge/dining room, master bedroom with fitted wardrobes & ensuite bathroom, bedroom two and a shower room. The property is offered unfurnished with underfloor heating throughout, video entry phone system and allocated parking. EPC: B

Residential Lettings
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Marsh Road, Pinner
£1,325 PCM



A luxury two bedroom, two bathroom penthouse apartment located in a secure gated boutique block, beautifully presented and finished to a high standard throughout just a short walk from Pinner high street. Further benefits include secure underground parking and well maintained communal grounds. EPC: D

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Rounton Close, Watford
£3,500 PCM



A beautifully presented five bedroom detached family home located on a desirable private road in Watford. The modern and spacious accommodation comprises to the ground floor an elegant entrance hall, study, guest cloakroom, lounge/dining room, kitchen/family room with integrated appliances and utility room. To the first floor are five bedrooms, family bathroom and en-suite bathroom in the master bedroom. Externally there is a delightful well-manicured rear garden, parking for two/three vehicles and a double garage. EPC: B

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Redhall Lane, Chandlers Cross
£2,595 PCM



Robsons are excited to bring to the market a rarely available unique barn conversion set in a secluded location. The ground floor comprises of entrance hallway, lounge/dining room, kitchen, guest cloakroom, two bedrooms-master bedroom with ensuite bathroom. To the first floor there is one bedroom and a family bathroom. The property is offered unfurnished with an extensive gardens and parking for several cars. If you are looking for something with charm and character in a rural setting Barn Cottage is a must see. EPC: C

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Loudwater Drive, Rickmansworth
£2,250 PCM



This beautiful two bedroom apartment forms part of Loudwater House, a Regency property within the private gated Loudwater Estate. This immaculate apartment has been renovated to a high specification, creating a modern contemporary feel whilst retaining many original features. Boasting 900 sqft of living space arranged over two floors, this property provides a stunning bespoke kitchen with Gaggenau appliances, a bright lounge with double doors leading to the sun terrace, principal bedroom, second bedroom, luxury bathroom suite and a guest cloakroom. EPC: D

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