



IMPOSING FIVE BEDROOM DETACHED RESIDENCE WITH PLANNING

Main Avenue, Moor Park, Northwood, Middlesex HA6 2JQ

ROBSONS



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- 0.4 ACRE PLOT • PLANNING PERMISSION GRANTED FOR SUBSTANTIAL EXTENSION •
 - FIVE BEDROOMS • TWO BATHROOMS • THREE RECEPTION ROOMS
 - OPEN PLAN KITCHEN/DINING ROOM • CONSERVATORY AND UTILITY ROOM
 - CARRIAGE DRIVEWAY WITH OFF-STREET PARKING • DOUBLE CAR PORT
 - SECLUDED REAR GARDEN
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Description

An imposing 5 bedroom, 2 bathroom detached residence occupying a generous plot of approximately 0.4 acre, ideally positioned in the heart of the Moor Park Estate. The property currently offers just under 3000 square feet of accommodation, comprising an entrance hall, guest cloakroom, three reception rooms, conservatory, kitchen/diner and utility room. To the first floor is a master bedroom with ensuite bathroom, four further bedrooms, family bathroom and a separate WC.

Outside, the large frontage has a sweeping carriage driveway providing ample off street parking and access to a double carport to the side of the main house. The secluded rear garden extends to approximately 140ft and is mostly laid to lawn with mature shrub and flowerbed borders and a paved seating area with pagoda.

Planning permission has been obtained to transform this property into one of the finest homes in Moor Park, offering circa 7300 sqft of accommodation over four floors, with striking features, such as a grand central staircase and entrance hall, with galleried landings, and a basement level with gymnasium and cinema complex. A full description of the proposed works and images are detailed below.

Planning Permission

Planning has been granted for the partial demolition of existing dwelling and construction of basement, two storey rear extension, two storey side extension, loft conversion including rear dormers and rooflights, construction of chimney and alterations to fenestration. Full details can be found on Three Rivers District Council website ref 22/1621/FUL

Location

Main Avenue forms part of the 294 acres of the Moor Park Private Gated Estate, bordering Middlesex and Hertfordshire, surrounded by rolling countryside and two championship golf courses. The property is conveniently located and being within walking distance for Moor Park shops, restaurants and the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a wide range of shops and restaurants. 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. 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.

Guide Price: £2,950,000

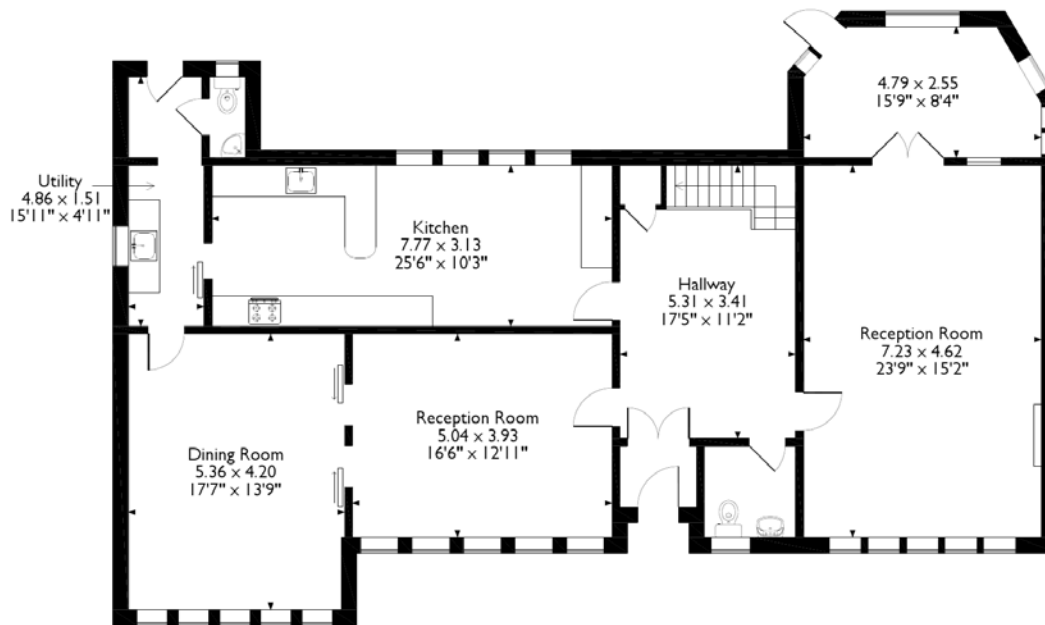
Tenure: Freehold

Energy Efficiency Rating: E

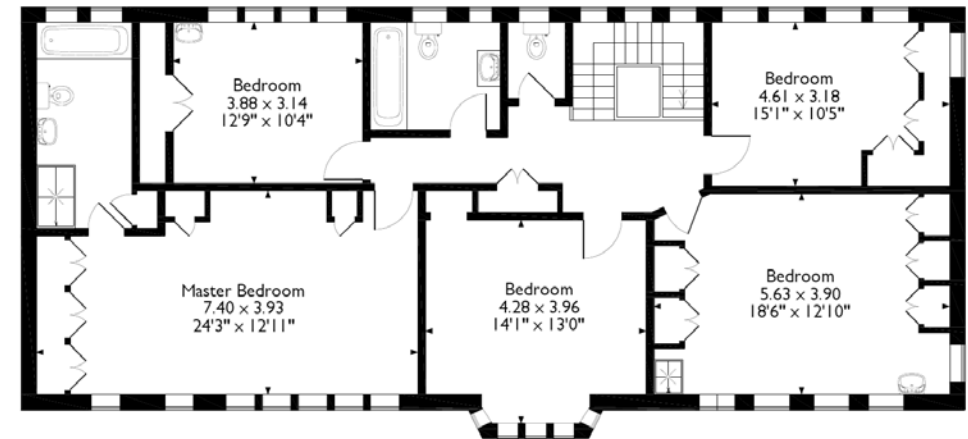
Local Authority: Three Rivers District Council



Main Avenue, Northwood
Approximate Gross Internal Area
277 Sq M/2986 Sq Ft

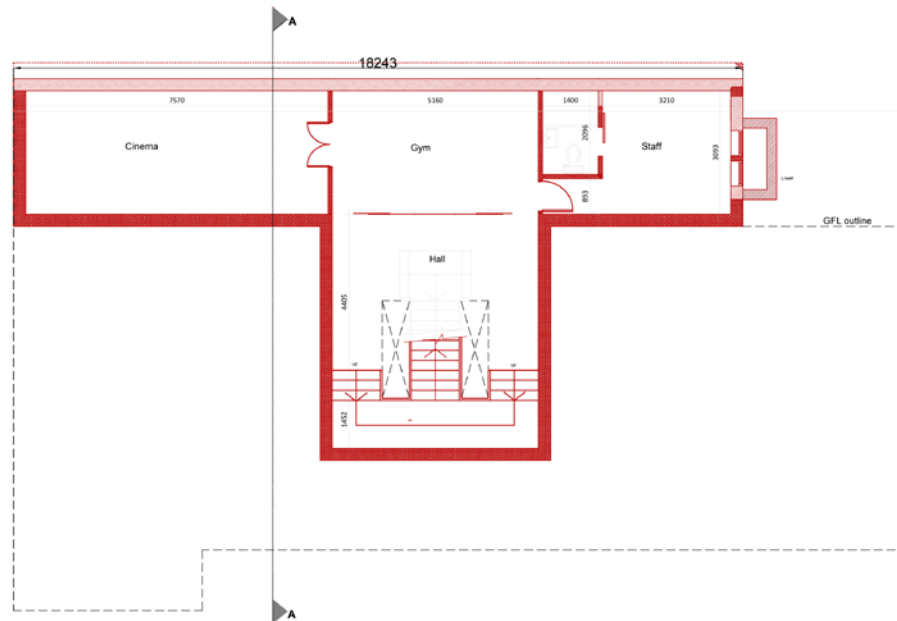


Ground Floor

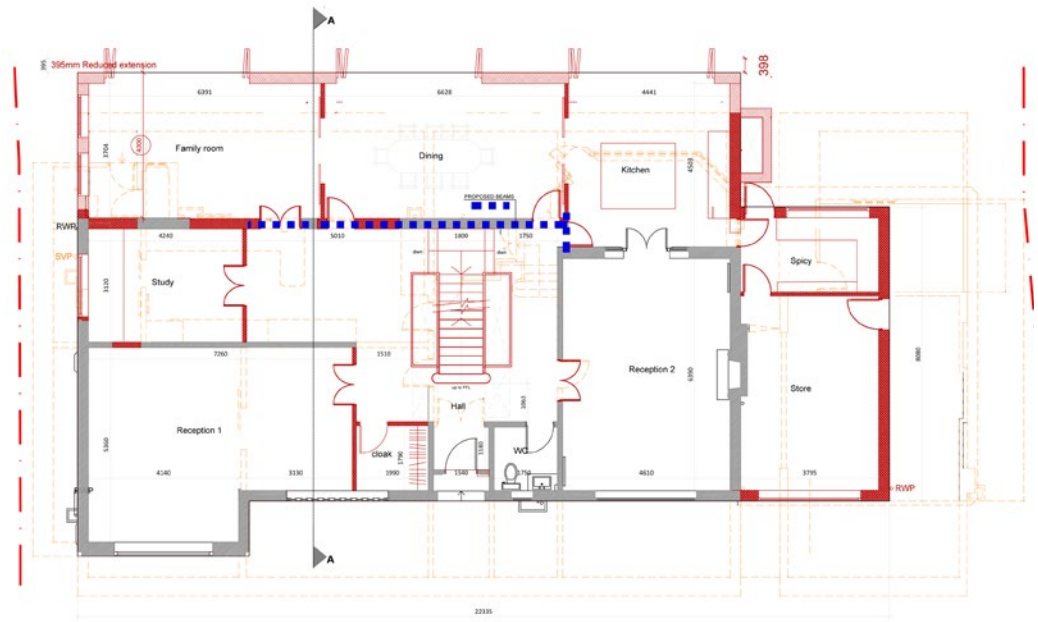


First Floor

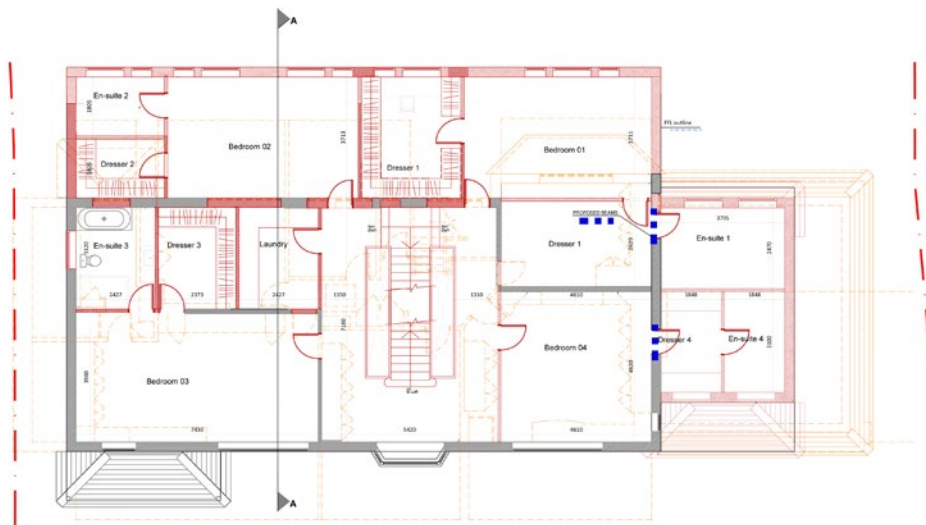
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



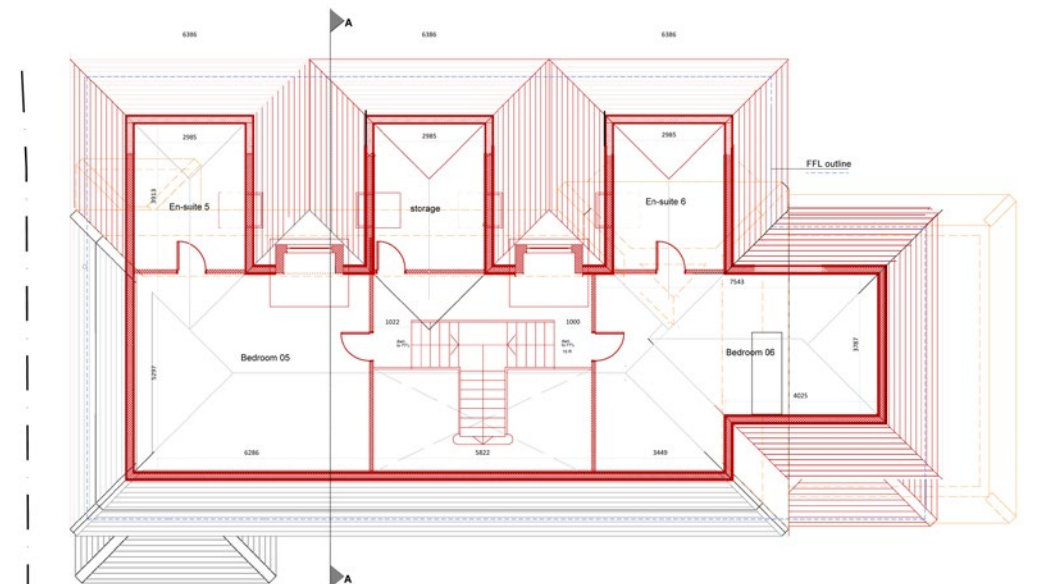
PROPOSED LOWER GROUND FLOOR PLAN



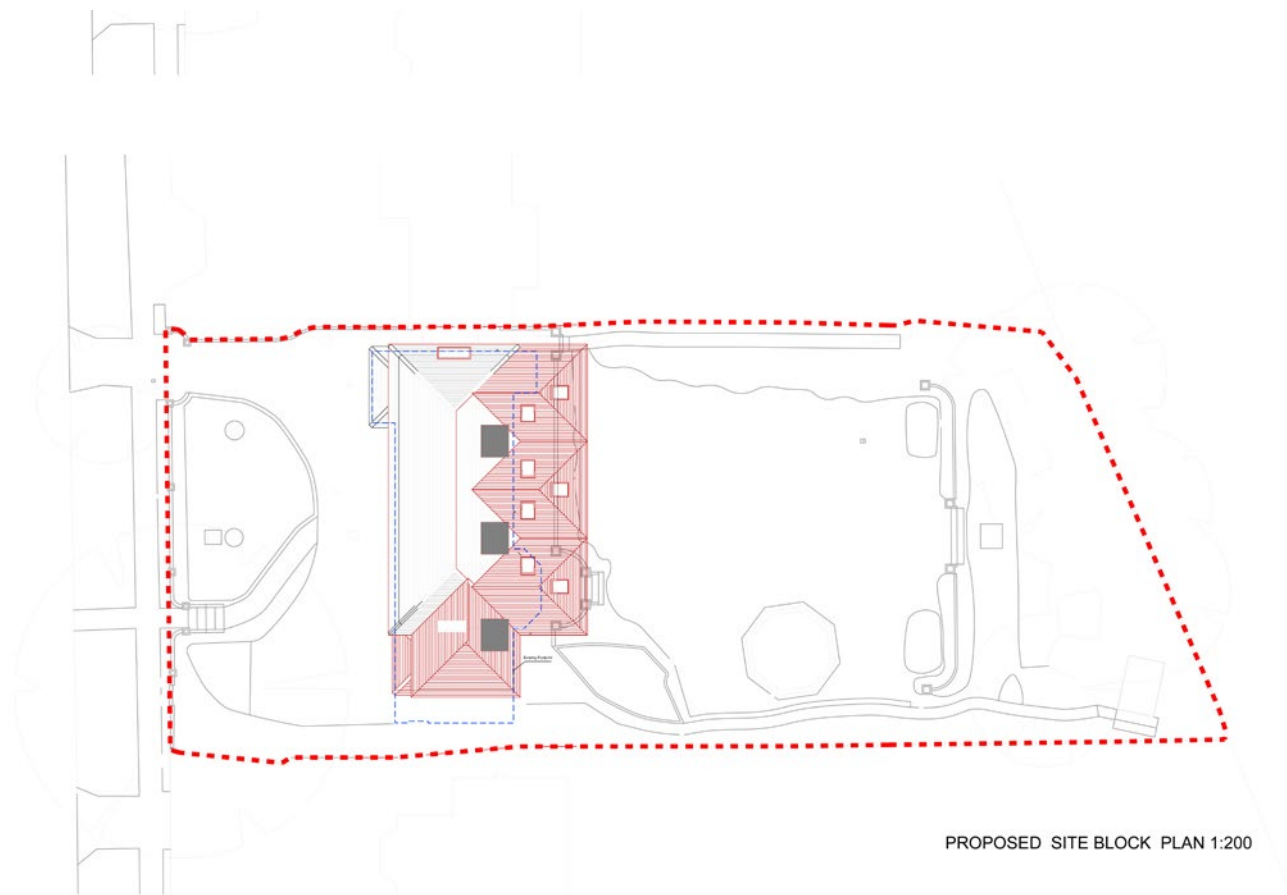
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN Cut @ 1100mm



ROBSONS

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