



A DETACHED FIVE BEDROOM FAMILY HOME WITH PLENTY OF POTENTIAL

Sandy Lodge Lane, Moor Park, Northwood, Hertfordshire, HA6 2HZ

ROBSONS

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Description

Positioned on one of Moor Park's most desirable residential roads, this impressive five-bedroom detached residence enjoys far-reaching views across open countryside and offers scope for modernisation and extension, subject to the necessary planning consents.

The accommodation is arranged over three floors and offers spacious, versatile living throughout. A welcoming entrance hall leads to a study and a bright dual-aspect kitchen/dining room with a walk-in pantry. There is a substantial sitting room centred around a feature fireplace, with French doors opening directly onto the terrace and gardens beyond and a large conservatory overlooks the rear garden, while a utility room, guest cloakroom, and separate storage room complete the ground floor.

The first floor comprises three generous double bedrooms and a family bathroom with the main bedroom benefiting from an ensuite shower room.

The top floor provides two further bedrooms, a bathroom, and useful eaves storage. Both rooms enjoy elevated views across Sandy Lodge Golf Course.





The secluded rear garden features mature trees, established borders, a pond, and a large lawn backing directly onto open fields. The surrounding greenery and countryside views offer an tranquil setting.

The property is set behind mature hedging and a landscaped frontage, with a private driveway providing ample off-street parking alongside an integral garage. Gated side access leads through to the rear garden, while the property's elevated position and peaceful surroundings create a rare sense of privacy in such a well-connected location.

Location

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 include Merchant Taylors' Prep and Senior Schools, 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.

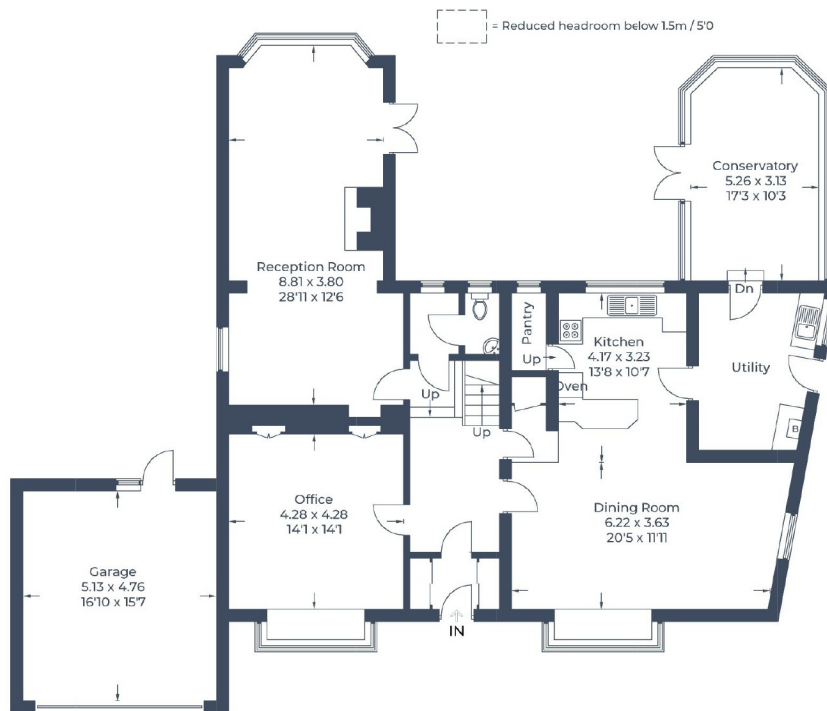
Additional Information

Tenure: Freehold
Local Authority: Three Rivers
Council Tax Band: H
Energy Efficiency Rating: E

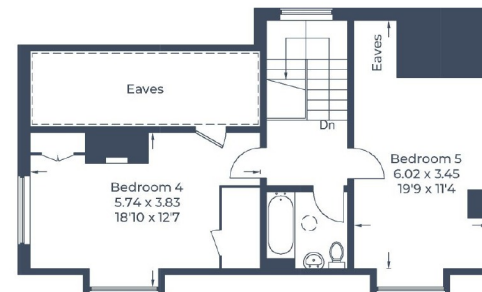
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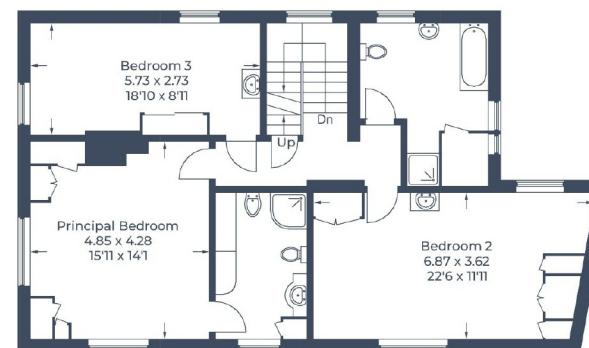
Approximate Gross Internal Area
 Ground Floor = 148.4 sq m / 1,597 sq ft
 First Floor = 95.5 sq m / 1,028 sq ft
 Second Floor = 62.6 sq m / 674 sq ft
 Garage = 24.6 sq m / 265 sq ft
 Total = 331.1 sq m / 3,564 sq ft
 (Including Eaves)



Ground Floor



Second Floor



First Floor

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