



## Wolsey Road

Moor Park, Northwood, HA6

**binks**  
estate agent



# { The Particulars

Wolsey Road  
Moor Park, Northwood, HA6

**Guide Price: £1,950,000**  
Freehold

**4 Bedrooms**  
**2 Bathrooms**  
**2 Receptions**

## Features

- Detached McNamara house
- Situated in the Moor Park private Estate
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Kitchen/breakfast room
- Extensive well-maintained plot
- Double garage and parking for several vehicles
- Chain free
- EPC: E

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## The Property

This charming McNamara-style detached house, situated on the exclusive Moor Park private estate, offers a unique blend of period character and modern convenience. The property retains many of its original features, including feature fireplaces, wooden internal latched doors, and leaded light windows, giving it a timeless appeal.

The ground floor comprises an entrance hall with understairs storage and a convenient downstairs WC. The spacious, triple-aspect living room features a striking brick-built fireplace and door to side. A separate, triple-aspect dining room also retains an ornate brick fireplace, ideal for formal entertaining.

The well-appointed kitchen/breakfast room includes a Siemens ceramic hob with extractor fan, a built-in Neff oven and grill, and Bosch appliances, including a washing machine, dishwasher, and fridge/freezer. Ample storage is provided by two pantry cupboards and a utility cupboard housing the gas central heating boiler and tumble dryer. There is a door to the garden and door to side with access to eternal brick-built storage/utility with water softener.

Upstairs, the first floor offers four bedrooms, with the main dual-aspect bedroom benefiting from an en-suite shower room. A family bathroom and a separate WC serve the remaining bedrooms.

The extensive and meticulously maintained gardens provide an attractive retreat, with the rear garden primarily laid to lawn, complemented by a patio area and an array of mature trees, plants, and shrubs. The front of the property features a gravel driveway with parking for multiple vehicles, surrounded by

lawned areas and hedge borders. Side gates offer convenient access to the rear garden.

Additionally, the property includes a detached double garage with an electric up-and-over door, power, light, and a side door leading to the garden, providing excellent storage and workspace options.

The property offers scope to improve and extend (STP). As the property is within the Moor Park conservation area approval for planning would be required via Three Rivers District Council and Moor Park (1958) Limited.

## Location

Moor Park is an exclusive private estate and conservation area with just over 500 homes and attractive tree lined roads. The main parade has several useful shops including a post office, grocery store, butchers and pharmacy as well a hairdressers, dentist and restaurants. For a more varied range of shopping Northwood, Rickmansworth and Watford are all within easy reach.

Moor Park is well connected with a Metropolitan line train station with frequent services into London, major motorway networks and airports are easily accessible.

There is highly regarded schooling in the public and private sector including Merchant Taylors School, Merchant Taylors Prep School and St Helen's School in nearby Northwood.

## Costs

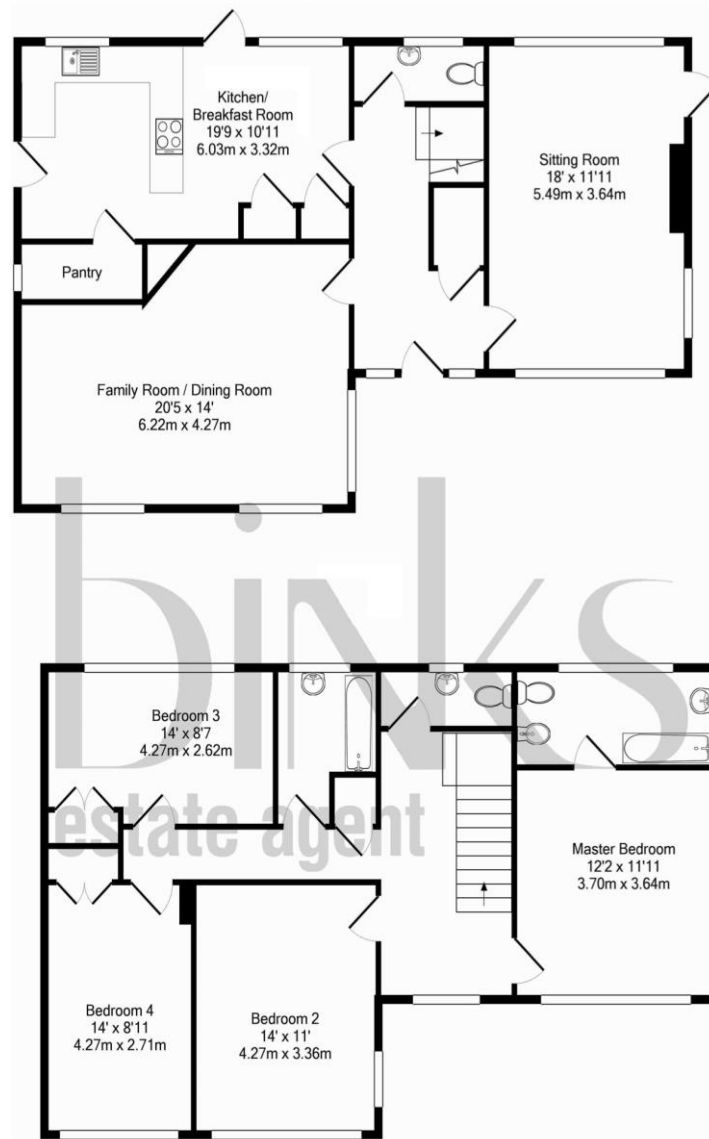
Annual frontage contribution – Moor Park (1958) Ltd - £783.75 PA  
(for the period 1st October 2023- 30th September 2024)

Council Tax – Three Rivers District Council – Band G £3,664.08 PA  
(for the period 2024-2025)

{ Character McNamara style detached house with original period features, positioned on a mature plot in the Moor Park private estate. This four-bedroom property has two reception rooms, kitchen/dining room and two bathrooms but also offers scope to extend (STP). The extensive rear garden has been beautifully maintained as has the front garden with driveway parking for multiple cars and a detached double garage. Offered to market chain free.

## Wolsey Road, Moor Park, Northwood, Middlesex, HA6 2EB

Approx. Gross Internal Area  
159 sq m – 1711 sq ft



### For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.



