



## Wolsey Road

*Moor Park, Northwood, HA6*

**binks**  
estate agent

# { The Particulars

Wolsey Road  
Moor Park, Northwood, HA6

**Guide Price: £1,725,000**  
Freehold

 **3 Bedrooms**  
 **2 Bathrooms**  
 **3 Receptions**

## Features

- Chain free detached residence
- Sought-after Moor Park location
- Three well-balanced bedrooms
- Three generous reception rooms
- Retained period character
- Contemporary kitchen/breakfast room
- Principal bedroom with en suite
- Walk-in wardrobe / nursery
- Mature gardens and gravel driveway
- EPC: E

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## The Property

This chain free detached home occupies an attractive position on Wolsey Road and offers well-balanced accommodation arranged over two floors, with a number of original arts & crafts features still in place and clear potential for extension, subject to planning permission.

The entrance opens into a generous hallway, which immediately sets the tone for the house, with original doors, useful understairs storage, an alarm system and a ground floor cloakroom. To the front, the main reception room is a particularly attractive space, enjoying a dual aspect, feature arched windows and a striking fireplace with surround. Double doors lead through to a substantial dining room overlooking the rear garden, with further dual aspect windows and French doors opening out onto the patio, making it a natural room for both everyday use and entertaining. A further reception room provides additional flexibility and could suit a sitting room, study or family room, depending on requirements.

The kitchen/breakfast room is fitted in a modern style with white high gloss base and wall units and enjoys views over the rear garden. There is space for a breakfast table, together with a gas hob, dishwasher, washing machine, tumble dryer and American-style fridge freezer. A side door provides access out, while an internal door leads through to the integral garage. The garage itself is a useful and versatile space, complete with electric up-and-over door, radiator, window, consumer unit and gas-fired boiler.

Upstairs, the landing is a good size and gives access to the airing cupboard and family bathroom, which is fitted with a white suite. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, while the principal bedroom is positioned to the front and offers an excellent range of storage together with access to a dressing room or nursery area and an en suite shower room. This additional space gives the principal suite a particularly practical and flexible arrangement.

Outside, the front of the property is approached via a gravel driveway and is framed by mature planting and a blossoming tree, creating an attractive first impression. The rear garden is another notable feature, with a large patio area well suited to outdoor dining and entertaining, an

expanse of lawn, mature borders and planting, and a further section of garden beyond which lends itself well to a more natural or rewilded approach if desired.

The property offers excellent scope for improvement and enlargement, subject to the necessary consents. Being situated within the Moor Park Conservation Area, any proposed works would require the relevant approvals from Three Rivers District Council and Moor Park (1958) Limited.

Overall, this is a well-kept detached Moor Park home with a strong sense of character, generous ground floor space and excellent long-term potential.

## 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.

## Material Information (Including Costs)

Property Type: Detached House

Listed: No

Heating: Gas Central

Parking: Private Driveway and Single Garage

Tenure: Freehold

Annual frontage contribution – Moor Park (1958) Ltd - £792.00 PA (for the period 1st October 2025- 30th September 2026)

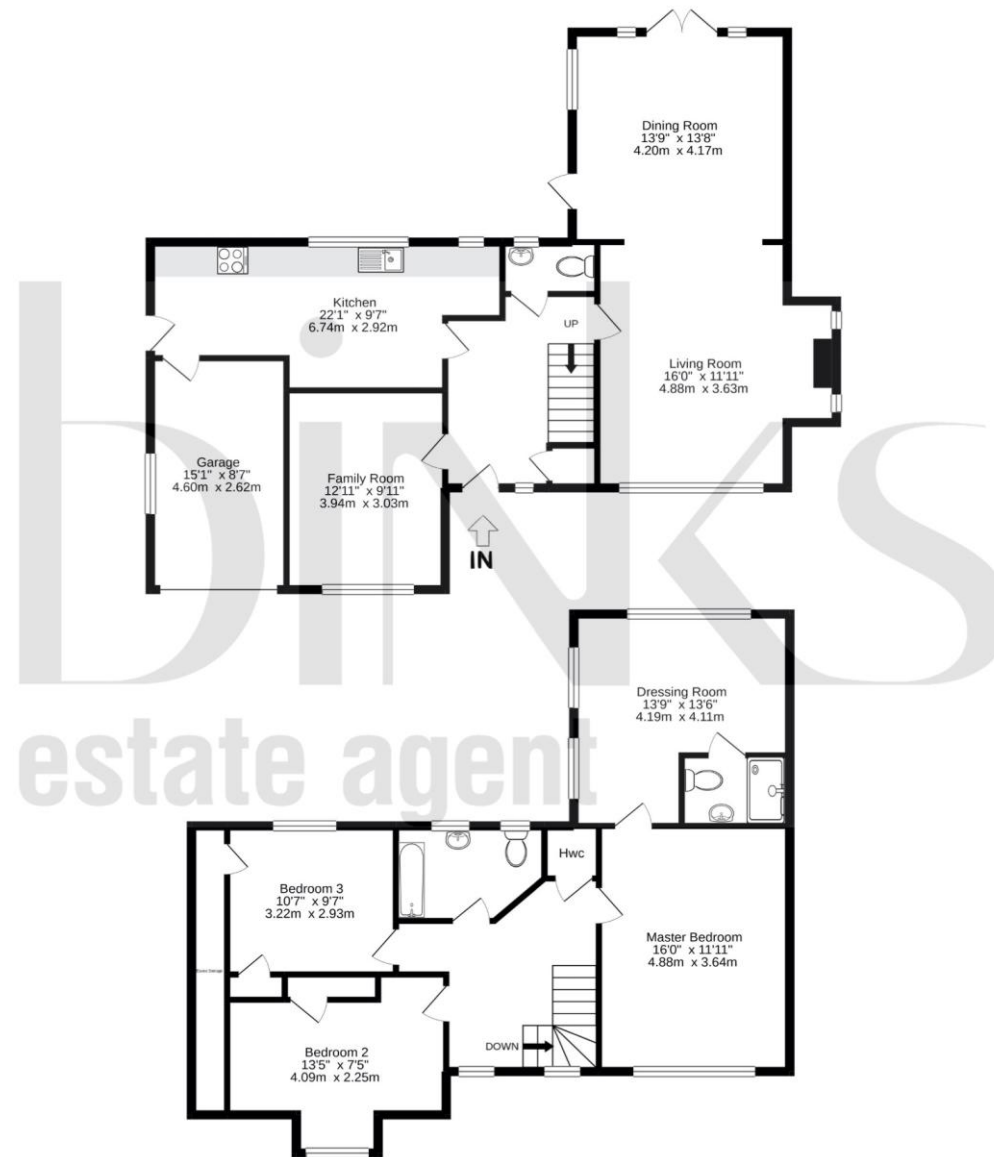
Council Tax – Three Rivers District Council – Band H - £4,835.02 PA (for the period 2026-2027)

**A chain free three-bedroom detached home set on a well-regarded road in Moor Park, offering a strong balance of arts & crafts character, space and future potential. The property includes three reception rooms, a modern kitchen/breakfast room, an en suite to the principal bedroom, an integral garage and mature front and rear gardens. Retaining a number of original period details, it also offers excellent scope for enlargement, subject to the usual planning consents.**

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

Approx. Gross Internal Area

168 Sq M – 1812 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.

