



Classic Moor Park house with south facing garden.

4 Anson Walk, Moor Park, HA6 2LA

Freehold



South facing gardens • Plot of about half an acre • Tandem garage • End of chain • Great scope for improvement and extension (STPP)

Local information

4 Anson Walk is conveniently located for Moor Park shops, restaurants together with the Metropolitan Line train station. Northwood and Rickmansworth town centres are also accessible and offer a further wide range of shops, restaurants and transport facilities. The local area is well served for state and private schools, which includes Merchant Taylors Senior & Junior Schools which are both on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres.

This property falls within the Moor Park Conservation Area. We recommend that prospective purchasers wishing to extend or alter this property in any way should make enquiries with Three Rivers Planning Department and also Moor Park 1958 Limited whose approval for alterations and extensions is also required under the covenants of the Estate.

About this property

Pipers is a charming 1930's built detached house enjoying a lovely plot of about half an acre with south facing rear gardens extending to approximately 140 ft.

The property sits well back from the road behind a sweeping carriage driveway and offers scope for improvement and potentially extensions subject to obtaining the usual planning consents. The house has many period features including fireplaces, ledged and braced

doors and Crittall windows.

The reception hall has stairs to first floor, guest WC, cloaks and storage cupboards. The sitting room is located to the rear with garden views from windows and French doors. There is a large inglenook style fireplace. The kitchen is located to the front and has walk in larder and access to an inner hallway with further storage cupboards, door to rear also to a utility room. There is a dual aspect study at the front of the house accessed from the main reception hall.

The first floor has a large master bedroom with a dressing room and access to two separate bathrooms which also have access from the landing. There are three further bedrooms and a guest WC.

The house is set behind a sweeping carriage driveway with lawned central section. The rear garden extends to approximately 140ft and faces south allowing the raised terrace to the rear of the house to receive the maximum amount of sunlight. The garden has mature borders and hedging with screening trees to the rear boundary and a lovely wisteria that climbs on the back of the house. To the side of the house there is a tandem garage.

Tenure

Freehold

Local Authority

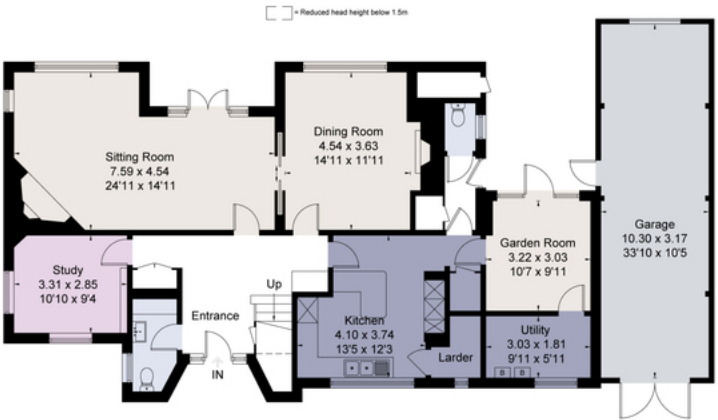
Three Rivers

EPC rating = F

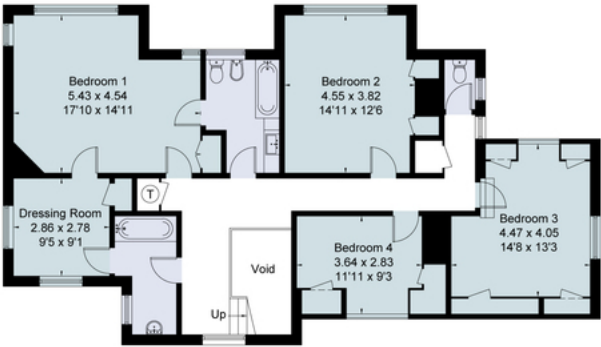




Approximate Area = 247 sq m / 2659 sq ft (Excluding Void)
Store = 1.4 sq m / 15 sq ft
Garage = 32.6 sq m / 351 sq ft
Total = 281 sq m / 3025 sq ft
Including Limited Use Area (6.6 sq m / 71 sq ft)
For identification only. Not to scale.
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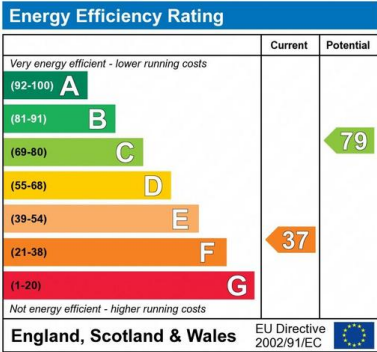


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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