



Imposing detached residence in prestigious location.

23 Russell Road, Moor Park, Middlesex, HA6 2LP

Freehold



Two double garages • Carriage driveway • Scope to extend further (subject to planning) • Ground floor bedroom with ensuite • Substantial open plan accommodation • Impressive reception hallway

Local information

23 Russell Road is conveniently located for Moor Park shops and restaurants together with the Metropolitan Line train station. 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

Enjoying a plot of about two thirds of an acre with a road frontage of approximately 150 ft, 23 Russell Road is an imposing detached house arranged over two floors with scope of further enlargement if required, subject to planning consents.

Double entrance doors lead to the double height reception hall with a bespoke stone and glass staircase, rooflight windows, galleried landing and marble style tiles. To the side there is a guest WC and coats cupboard. The formal sitting room has a bay window to front and is open plan to a bright dining area with lantern skylight windows and sliding patio doors overlooking the garden. This in turn leads to the bar/sitting area with air conditioning. To the other side of the dining area there are sliding doors leading to a family room with windows to rear and air conditioning. The kitchen is sleek and modern with white units

contrasting with black granite work surfaces. Fitted Siemens appliances include gas hob, electric double oven, dishwasher, built in fridge freezer with double doors and ice dispenser. From the kitchen there is access to a utility room and in turn again to a study/bedroom with ensuite shower room. The first floor landing has a gallery overlooking the hallway. The master bedroom has fitted wardrobes and a modern ensuite shower room with double sink vanity unit. There are three more ensuite bedrooms, a large fifth bedroom and family bathroom.

The house enjoys a substantial frontage of 150ft and the carriage driveway affords parking for multiple cars. There are two double garages one with a store room .The rear garden is mainly laid to lawn with various shrub beds and trees. Directly behind the house there is a paved patio area.

Tenure

Freehold

Local Authority

Three Rivers

EPC rating = D

Viewing

Strictly by appointment with Savills



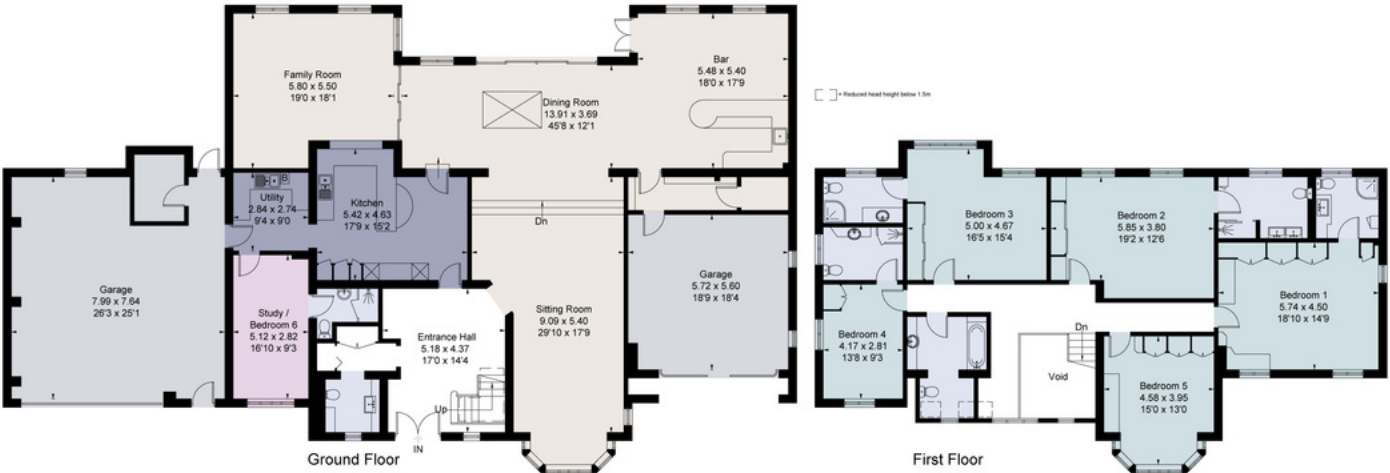




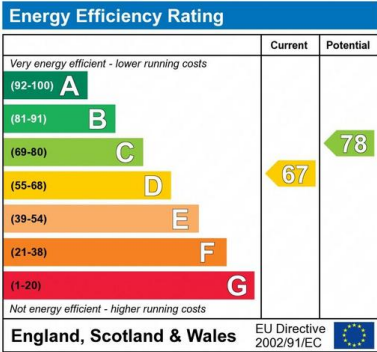
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Approximate Area = 392.9 sq m / 4229 sq ft (Excluding Void)
Garages = 93.9 sq m / 1010 sq ft
Total = 486.8 sq m / 5239 sq ft
Including Limited Use Area (5.3 sq m / 57 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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