



Beautifully presented family home with enviable views

19 Sandy Lodge Lane, Moor Park, Northwood, Middlesex, HA6 2HZ

Freehold

savills



Moor Park location • Very good decorative order •
Stunning views to the rear • Garage • Carriage
driveway • Miele appliances

Local information

Sandy Lodge Lane 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. Major motorways and airports are also within reach. 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

An extremely well presented, five bedroom, four bathroom family home with stunning views stretching across fields to the rear. The property is ideally located on a sought after residential road under 0.5 miles from Moor Park Underground station (Metropolitan Line).

The property is accessed via the front door which leads in turn to a lobby area and thereafter the entrance hall. All principle ground floor rooms are situated off the entrance hallway. To the front of the property is the dual aspect study with plenty of built in storage and cupboard space. The principal reception room is in excess of 29 ft. in length with a beautiful feature fireplace and bi-folding doors providing access and stunning views across the garden and fields beyond. The kitchen/dining room is a real feature of the property. The worktops are a mix of marble and corian with matching cream high gloss units with island and dining/breakfast area. The appliances are integrated and by Miele. There are two sets of bi-folding doors and a bow window providing access and views to the rear. There is another large separate reception room or formal dining room with views to the front of the property. Adjoining this room is a second kitchenette or "spice kitchen," with a utility room/ storage room and a very useful ground floor shower room. This area could be converted into a ground floor bedroom for older relatives if required. The ground floor is completed with a downstairs guest WC.



The central staircase leads to the first floor landing that provides access to all the first floor rooms. The principal bedroom is dual aspect and has access to an attractive, modern en-suite shower-room and a walk in dressing room. There are two further double bedrooms again both benefitting from a dual aspect and an extremely spacious and well-presented family bathroom that's full tiled with separate shower cubicle and bathtub. The first floor is complete with an airing cupboard which houses the water tank.

The top floor comprises of two further large bedroom both with bespoke, fitted, plantation shutters and plenty of storage within the eaves. The top floor is complete with a contemporary shower room.

To the front of the property is a large carriage, shingle, driveway with a pretty front garden and well-tended hedges bordering the plot. There is direct access to the garage to the side of the property in excess of 29 ft. in length and has direct access to the rear garden.

To the rear of the property is the superbly secluded, landscaped rear garden with Indian sandstone patio area bordering the house, ideal for outdoor entertaining. There are steps down to the large lawn area with fantastic views onto the playing fields beyond. Numerous shrubs and plants have been meticulously planted throughout making this garden a real feature in the Spring and Summertime.

Tenure
Freehold

Local Authority
Three Rivers

Viewing
Strictly by appointment with Savills

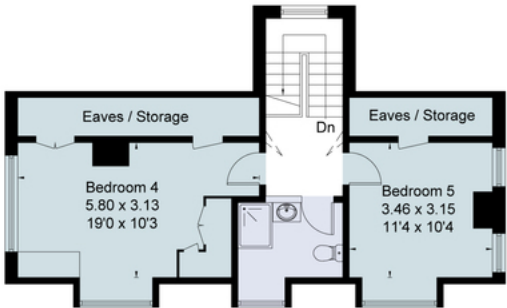




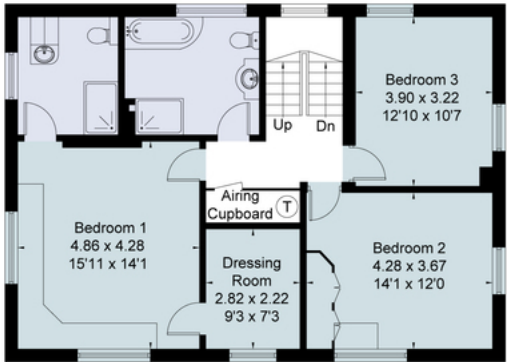
Approximate Area = 314.1 sq m / 3381 sq ft (Including Eaves Storage)
Garage = 19.8 sq m / 213 sq ft
Total = 333.9 sq m / 3594 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)
For identification only. Not to scale.
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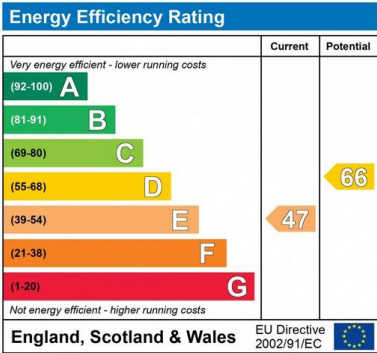
Ground Floor



Second Floor



First Floor



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