



The Ridgeway, Northaw



- JUST OVER 5600 SQUARE FEET
- ANNEX
- LEISURE COMPLEX
- 5 BEDROOMS
- 5 BATHROOMS
- APPROX 2 ACRES
- GATED RESIDENCE
- VERSATILE ACCOMMODATION

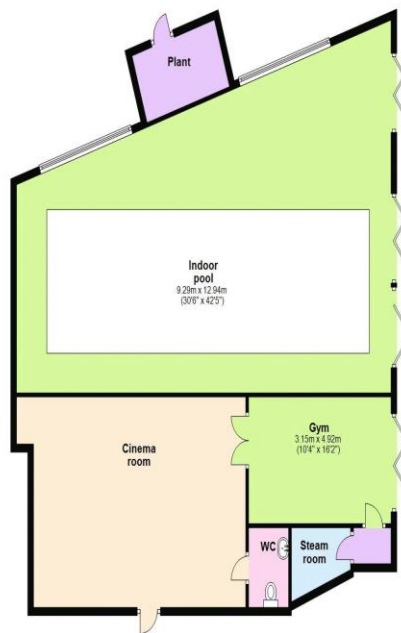


# The Ridges The Ridgeway

Northaw EN6 4BH

A fabulous, detached property with Annex and Leisure Complex occupying an impressive plot approaching 2 acres on one of the most prestigious roads in Hertfordshire. The Ridges is set well back from the road behind electric security gates with lots of parking, making this home ideal for privacy, large families, multi-generational living and more! The Annex is completely self-contained with a fully functional kitchen and its own garden/barbecue area. The leisure complex includes a large, heated pool, steam room, Gym and games room/cinema room, such is the size of the complex stpp it could easily be transformed into a further 3 bedroomed property. The main house has 4 bedrooms (one on the ground floor, see floor plan) and 4 reception rooms. There is a stunning Japanese garden, fully functioning outdoor kitchen with barbecue area and a sunken jacuzzi. This property also offers discreet access into Northaw Great Woods. Private drainage.

The property is located within close proximity to Cuffley village with variety of local shops, restaurants and mainline train station servicing London via Moorgate station. Within the area are excellent local schooling including Queenswood Girls' and Lochinver House boys and private. The property has excellent access to the A1M (J2), M25 (J24) and A10 which offers good communications to London, Heathrow, Gatwick and the National Motorway Networks.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
71		77	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
70		77	



Total area: approx. 528.1 sq. metres (5684.0 sq. feet)