



Vineyards Road, Northaw



- JUST OVER 4400 SQUARE FEET
- 6 BEDROOMS
- 4 BATHROOMS
- 3 RECEPTION ROOMS
- SUPER ROOM
- BEAUTIFULLY PRESENTED
- CLOSE TO VILLAGE SCHOOL
- PREMIER LOCATION

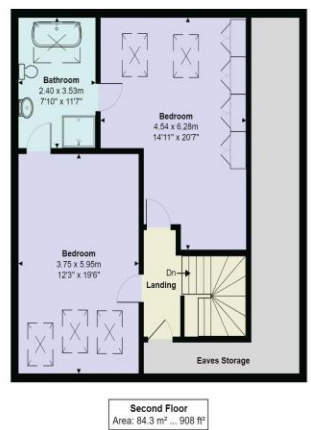
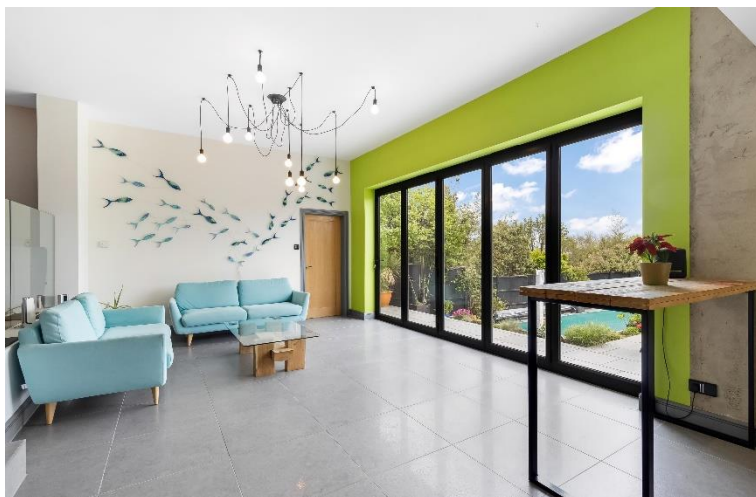


# Vineyards Road

Northaw EN6 4PA

A fabulous 6 bedroom detached family home situated on the prestigious Vineyards road and being in the heart of the picturesque Village of Northaw. This wonderful home offers exceptional space and boasts just over 4400 square feet and backs directly onto fields. The accommodation is arranged over 3 floors, there is a swimming pool and south facing rear garden. Approached on a large in out driveway with plenty of parking, entrance hallway, tv room and study, living room, super room incorporating kitchen/living/dining with bi folding doors, extremely large utility room. On the first floor there are 4 bedrooms with the master having an en-suite bathroom and dressing room, 3 further bedrooms with 2 of them having an en-suite bathroom and en-suite shower room. On the second floor there are 2 bedrooms with a Jack and Jill bathroom, eaves storage space. Rear garden there is a large patio area, separate patio area at the bottom of the garden, heated outdoor pool, lawn area and the property back onto fields.

Vineyards Road is generally regarded as one of Hertfordshire's premiere locations with many of the properties on the southern side (including this one) having unrivalled views over green belt countryside. Cuffley Great Woods are on the other side of the road, whilst Cuffley village centre is approximately a two minute drive with its main line railway station (Hertford North - Kings Cross/Moorgate). Brookfield Farm retail park (A10) is nearby. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.



Vineyards Road, Northaw, Potters Bar, EN6 4PA

Total Area: 409.0 m<sup>2</sup> ... 4402 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		