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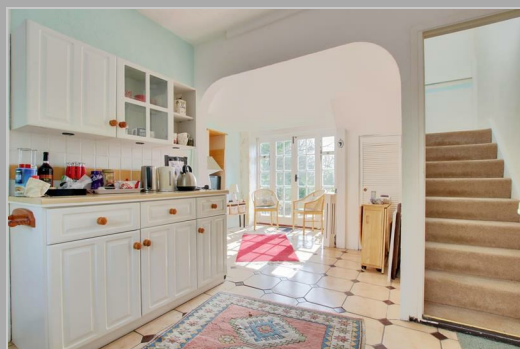


**39 The Ridgeway, Northaw, Potters Bar, EN6 4BD**

**Offers In Excess Of £1,500,000**

Handpost Lodge sits on a comfortably sized plot with southerly views over rolling countryside. The property requires total refurbishment but is located on prestigious road 'The Ridgeway'.

The accommodation benefits from four bedrooms, three reception rooms, two bathrooms, ground floor cloakroom, double garage, parking for several cars, utility room and much more



**Entrance Hall**

**Reception One**

23'8 x 18'1 (7.21m x 5.51m)

**Family Room**

16'3 x 11'9 (4.95m x 3.58m)

**Dining Room**

16'4 x 11'10 (4.98m x 3.61m)

**Ground Floor Cloakroom**

**Kitchen**

19'4 x 10'6 (5.89m x 3.20m)

**Study/Old Garage**

14'1 x 9'11 (4.29m x 3.02m)

**Utility Room**

**First Floor**

**Master Bedroom**

19'1x 13'9 (5.82mx 4.19m)

**Bathroom**

**Bedroom Two**

15'2 x 10'0 (4.62m x 3.05m)

**Bedroom Three**

13'9 x 11'11 (4.19m x 3.63m)

**Bedroom Four**

10'5 x 10'0 (3.18m x 3.05m)

**Bathroom**

**Front**

Drive way for several cars, access to double garage, side access and mature trees and shrubs

**Rear**

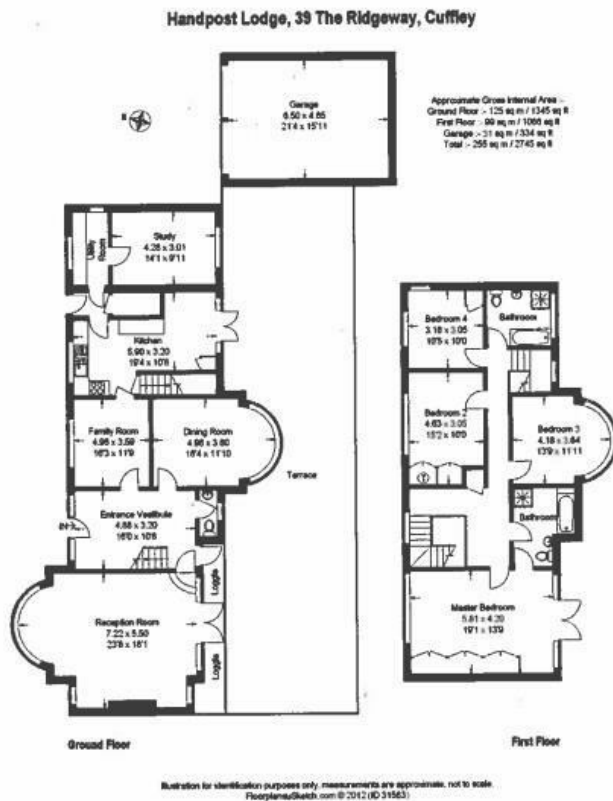
Large patio area leading to lawn and mature shrub borders.

**Reference**

CH6443/PL/PL/PL/19032024 - Cheshunt Estate Agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		32	74
England & Wales		EU Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

