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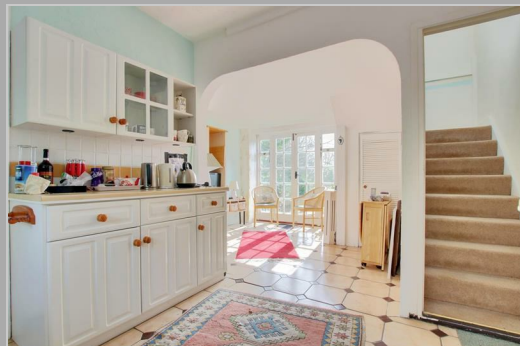


39 The Ridgeway, Northaw, Potters Bar, EN6 4BD

£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

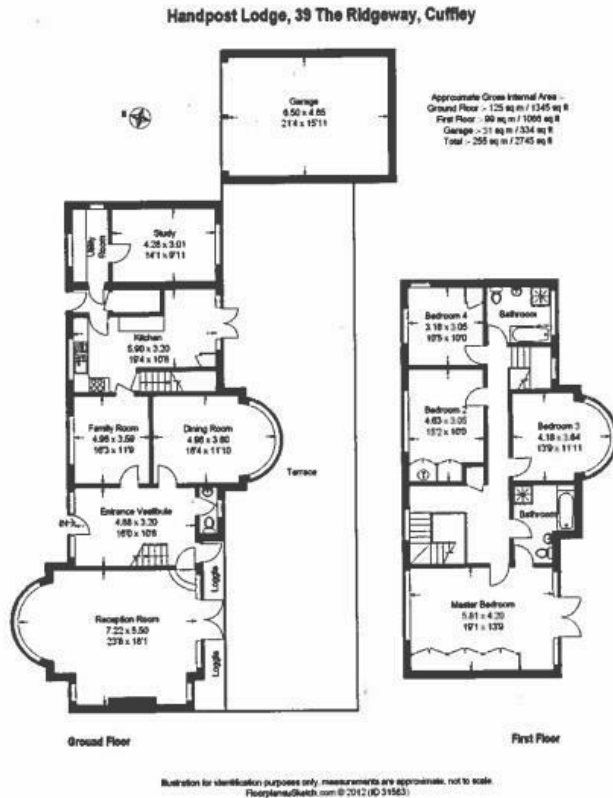
Large patio area leading to lawn and mature shrub borders.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

