



14 Northaw Road West, Northaw, Herts, EN6 4NR
£980,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in This sought After village this Character 4 Bedroom Detached House offers a Principal Bedroom Suite with en-suite shower and dressing room , Kitchen/Dining/Family room and two further reception rooms., First floor distant countryside/woodland views, well secluded rear garden, detached garage and ample off-street parking. The village

of Northaw provides a local primary school and the property is a short drive to Potters Bar and Cuffley mainline stations.



- 18TH CENTURY DETACHED FAMILY HOME IN VILLAGE LOCATION
- SPACIOUS LIVING ACCOMMODATION
- GOOD SIZE KITCHEN/DINING/FAMILY ROOM
- TWO FURTHER RECEPTION ROOMS
- GROUND FLOOR WET ROOM
- FOUR BEDROOMS
- EN SUITE SHOWER AND DRESSING ROOM TO PRINCIPAL BEDROOM
- WELL SECLUDED REAR GARDEN
- FIRST FLOOR DISTANT COUNTRYSIDE/WOODLAND VIEWS
- DOUBLE GARAGE AND AMPLE OFF STREET PARKING FACILITIES



Part obscure double glazed entrance door opens into:

ENTRANCE HALL

Quality vinyl tiled flooring, double radiator, exposed beam and wall features, understairs cupboard.

BOOT ROOM

7'5 x 6'3 (2.26m x 1.91m)

Continuation of flooring, radiator, coat hanging hooks, exposed brick wall feature.

KITCHEN/FAMILY/DINING ROOM

This is an 'L' shaped room split into three areas.

Overall measurement: 35'11 x 26'2 shortening to 16'4 and narrowing to 10'10 (10.95m x 7.98m shortening to 4.98m and narrowing to 3.32m)

Kitchen Area:

Range of Ultima wall and base units featuring cupboards and drawers with quartz worktops. upstand and cooker splashback, integrated Bosch appliances include large fridge, larder freezer, dishwasher, double oven, grill, warming drawer and microwave and 5 ring ceramic hob. Wood effect quality vinyl flooring, LED ceiling spotlights, double glazed Georgian style window to side.

Dining Area:

The dining area has a continuation of the wood effect vinyl flooring, double radiator, double glazed Georgian style window to side,

Family Area which measures 21'9 x 16'5

This area features an open fireplace with exposed brick wall and fitted wood burner, t.v. aerial point, double radiator, double glazed 5 panelled bi-fold doors to rear and double glazed window to rear, continuation of the wood effect vinyl flooring,

UTILITY ROOM

8'5 x 5'5 (2.57m x 1.65m)

Range of white hi-gloss wall and base units featuring cupboards, stone effect working surfaces with inset stainless steel sink, space for washing machine and tumble dryer, splashback tiling, wall mounted Worcester gas central heating boiler, double radiator, double glazed window to rear, obscure glass double glazed casement door to side, continuation of wood effect vinyl flooring.

GROUND FLOOR SHOWER/WET ROOM

5'10 x 5' (1.78m x 1.52m)

White suite comprising top flush w.c. and pedestal wash hand basin, shower over wet room floor, chrome heated towel rail, tiled walls, extractor fan, obscure double glazed window to rear.



RECEPTION ROOM TWO/SNUG

16'1 x 11' (4.90m x 3.35m)

Feature open fireplace with exposed brick and fitted wood burner with quarry tiled hearth, exposed timber flooring, double radiator, double glazed sash window to front.

STUDY

9'4 x 7'7 (2.84m x 2.31m)

Exposed brick wall feature and timber flooring, double width cupboard, part obscure double glazed window to front,

FIRST FLOOR LANDING

Approached via a turn flight staircase from the entrance hall. Exposed beams, ceiling mounted light port and LED ceiling spotlights, access to loft.

PRINCIPAL BEDROOM

Measurements: 10'11 lengthening to 16'7 into door recess x 9'8 (3.33m lengthening to 5.05m into door recess x 2.95m)

Double glazed window to rear with rooftop and distant countryside/woodland views, double radiator, access to loft.

EN-SUITE SHOWER ROOM

6'8 x 5'3 (2.03m x 1.60m)

White suite comprising shower base with glass cubicle, overhead and hand held shower, top flush w.c. and wall mounted wash basin with drawer below, Chrome heated towel rail, tiled walls, quality wood effect vinyl tiled flooring, opaque double glazed window to rear, ceiling spotlights, extractor fan.

DRESSING ROOM

9'8 x 8'2 (2.95m x 2.49m)

Double radiator, double glazed window to rear with rooftop and distant countryside/woodland views, fitted wall shelving and hanging rails.

BEDROOM TWO

13'8 x 8'3 (4.17m x 2.51m)

Double glazed window to front, double radiator, exposed floorboards.

BEDROOM THREE

10'6 x 8'3 (3.20m x 2.51m)

Exposed timber floor and exposed brick wall feature, double radiator, double glazed window to side with rooftop and distant countryside views.

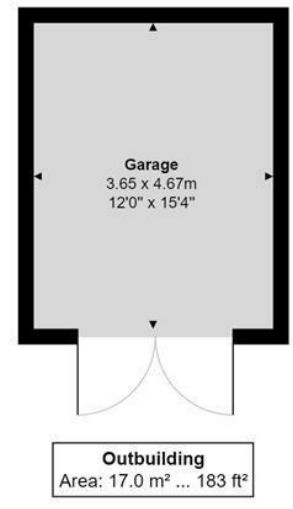
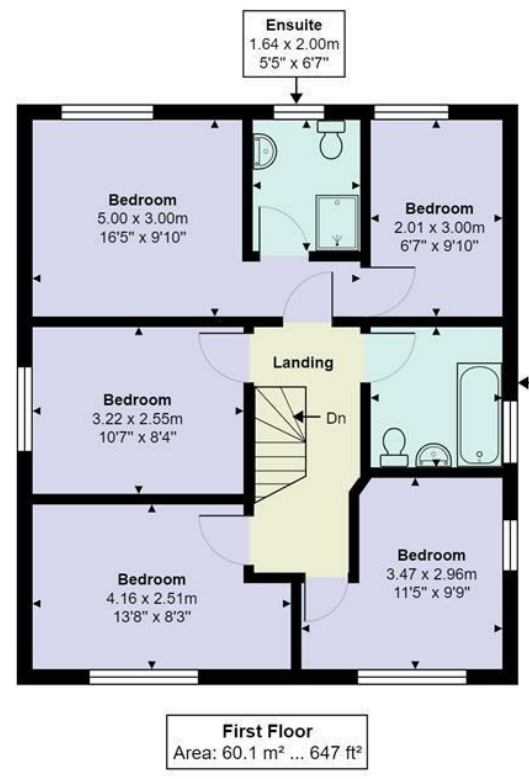
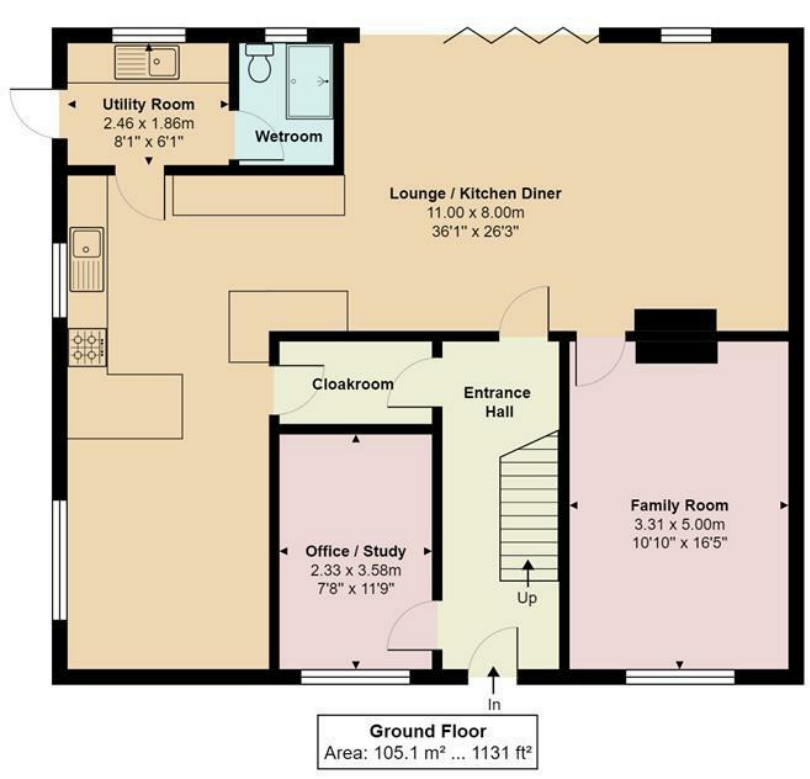
BEDROOM FOUR

9'8 x 8'3 widening to 11'2 (2.95m x 2.51m widening to 3.40m)

A dual aspect room with double glazed window to side and single glazed sash window to front, double radiator, exposed floorboards.







Northaw Road West, Northaw, Potters Bar, EN6 4NR

Total Area: 195.2 m² ... 2101 ft²

All measurements are approximate and for display purposes only



REAR GARDEN

58'wide by 30' deep (17.68mwide by 9.14m deep)
 The garden is well secluded to all sides with a feature brick wall to the rear. Immediately adjoining the property is a decking area. Lawn area with flower and shrub borders.

BRICK BUILT GARAGE

16'1 x 12'4 (4.90m x 3.76m)
 Part glazed barn doors to front, light and power connected.

EXTERIOR SIDE

35'5 x 18'3 (10.80m x 5.56m)
 Tarmacadam area accessed via double width gates to front provides additional parking facilities. Additional double width gates lead to the rear garden and garage.

Freehold
 Council Tax Band G Welwyn & Hatfield Council

Property Information
 We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

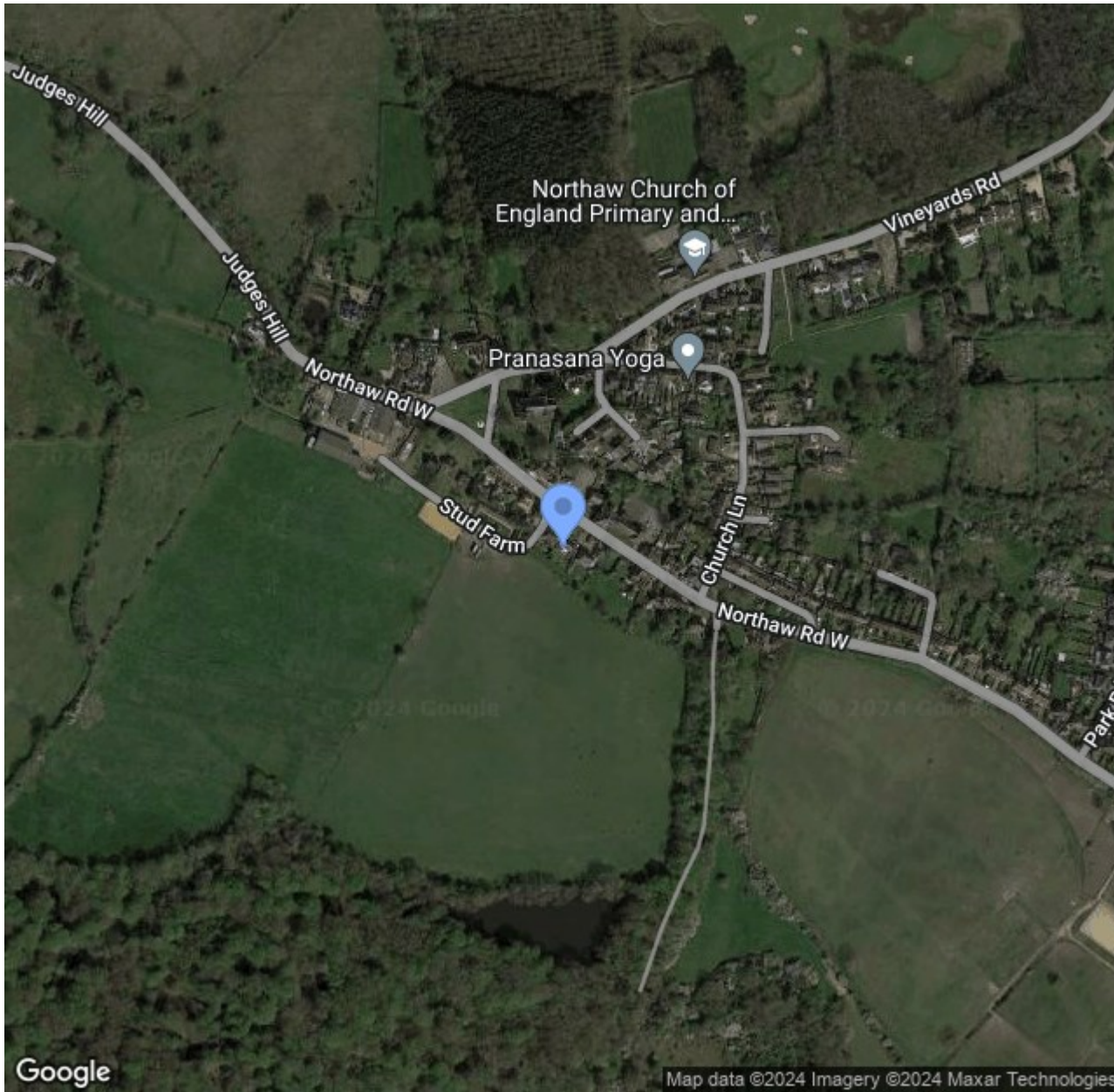
BATHROOM

7' x 5'4 widening to 6'4 (2.13m x 1.63m widening to 1.93m)

White suite comprising shower bath with overhead and hand held shower, glass screen, pedestal wash hand basin and close coupled w.c., frosted double glazed window to side, chrome heated towel rail/radiator, tiled walls, ceiling spotlights, extractor fan.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
77	83		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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