



Vineyards Road

Northaw



£1,475,000

Freehold

Nestled in this prestigious and sought-after Road in Northaw is this charming character residence situated on the borders of Cuffley, offering a tranquil setting amidst woodland and open countryside yet only just over a mile from Cuffley Village shops and train station, this superb property combines the allure of natural surroundings with convenient access to essential amenities.

- **Prime location with Natural Ambiance: Nearby woodland and open countryside.**
 - **Ground Floor Bedroom & Ensuite**
- **Convenient Access: Just over a mile from Cuffley Village amenities and train station.**
- **Gated Entrance and driveway providing ample parking**
 - **Versatile Spaces: Ground floor includes a spacious living area and open plan dining.**
- **Modern Kitchen: Navy fitted units, Quartz stone worktops, & Rangemaster cooker.**
- **Tranquil Garden: Indian sandstone patio, mature borders, sheds, and an outbuilding.**
 - **Seamless Connection: Sitting room with a conservatory leading to the garden.**
 - **Functional Layout: First floor with three bedrooms, fitted wardrobes, and stylish family bathroom.**
- **Home Office: Insulated and powered, providing an ideal workspace.**

Ground Floor:

Upon entering through the hardwood door, you are greeted by an entrance porch with inset spotlights and ceramic tiled flooring. The reception hallway leads to a convenient downstairs W.C. and opens up to a spacious living area with a leaded light double glazed bay window, oak beams, and a fireplace. The ground floor also boasts a versatile bedroom or annexe room with an en-suite bathroom, and an open plan dining room with an arch bay window.

The well-equipped kitchen, complete with modern amenities and attractive navy fitted units, is complemented by a utility room featuring Georgian style doors, fitted cupboards, and integrated appliances. A sitting room with a lantern ceiling light leads to a conservatory with double glazed bi-folding windows and doors, creating a seamless connection to the garden.

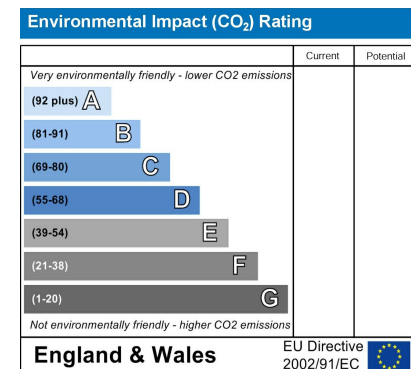
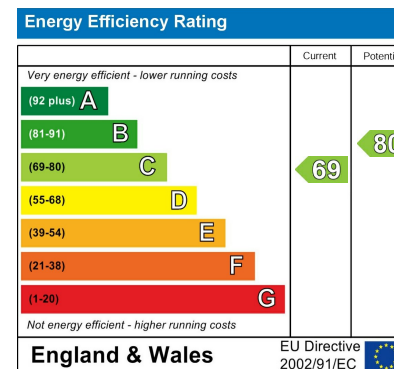
First Floor:

The first floor hosts three bedrooms, each with leaded light double glazed windows and fitted wardrobes. The family bathroom is stylishly appointed with a suite including a double-ended panel bath and a tile-enclosed shower cubicle. Ample storage is provided in an airing cupboard housing the immersion cylinder.

Exterior

The garden, predominantly laid to lawn, is adorned with mature shrub and flower borders. A large Indian sandstone patio area with steps adds to the outdoor charm, leading to the end of the garden with two timber sheds and an outbuilding. The insulated home office, equipped with power, offers a versatile space. The property also includes a garage with a roller door, power, lighting, and reduced size for storage.

This home seamlessly blends character features with modern conveniences, providing a comfortable and inviting living environment in a highly sought-after location.



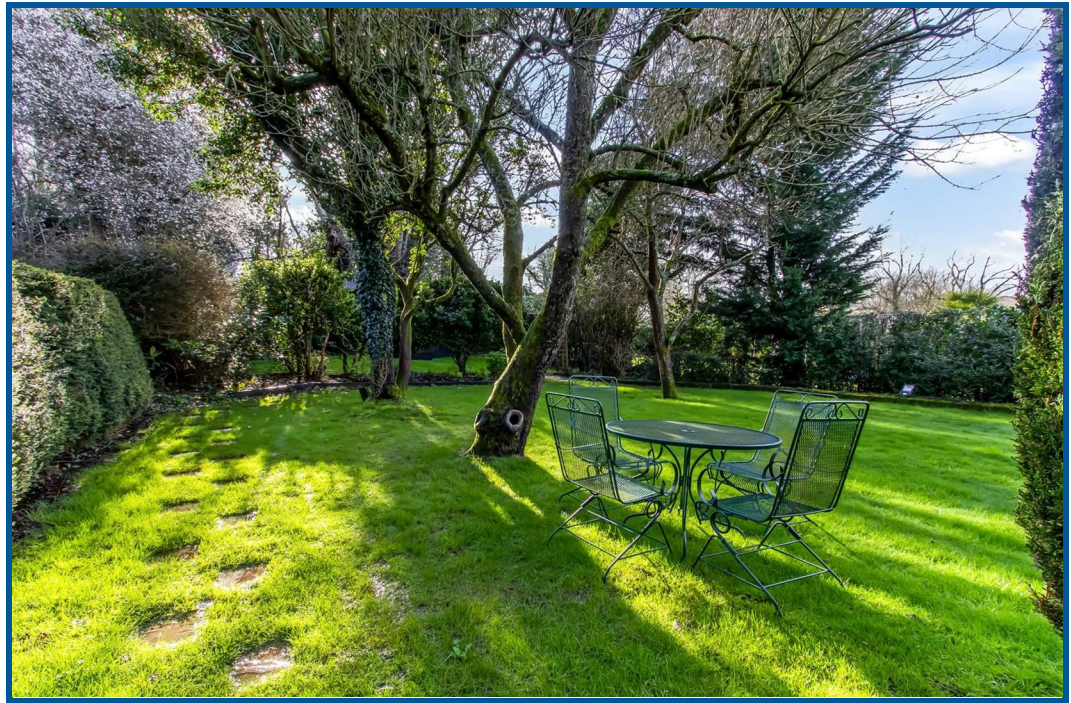
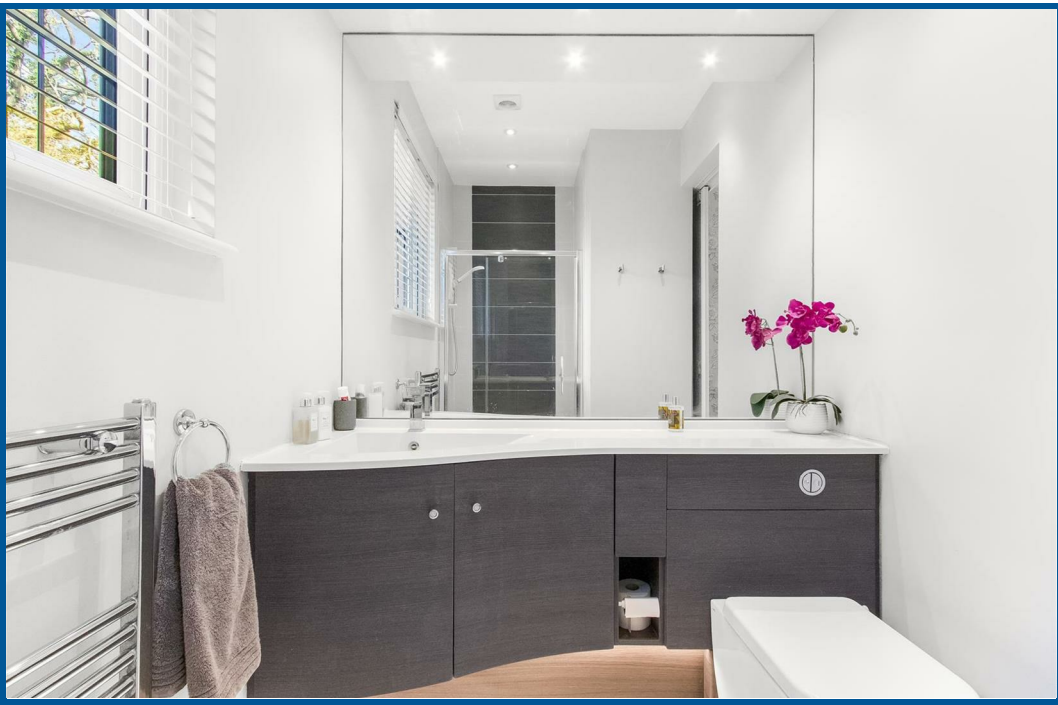






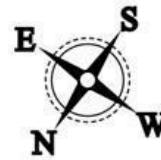












Ground Floor
 Area: 118.0 m² ... 1270 ft²



First Floor
 Area: 56.5 m² ... 608 ft²

Vineyards Road, Northaw, Potters Bar, EN6 4PG

Total Area: 174.5 m² ... 1878 ft²

All measurements are approximate and for display purposes only