



JR Sales & Letting

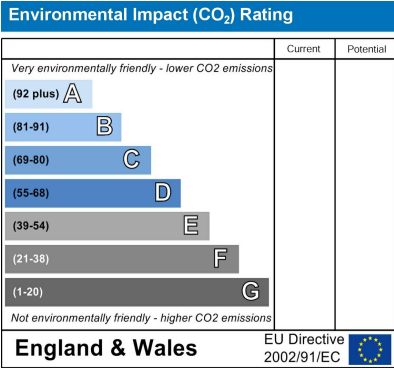
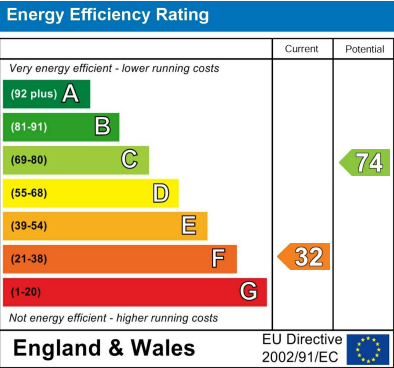
**The Ridgeway
Northaw**



**£1,349,950
Freehold**

Offered Chain Free, this impressive 1930's detached house known as Handpost Lodge sits on a generous corner plot, featuring driveway access from both The Ridgeway and Vineyards Road. While the property requires modernisation, it offers significant scope and potential for the new owner to customise or develop to their own taste, subject to the necessary planning consents. Ideally located within easy reach of Cuffley, the home is close to excellent local shops, a Main Line Station, and offers convenient access to the M25, A10, and M1. Nearby, you'll find both junior and senior schools, as well as The Great Wood and scenic country walks.

- Large Corner Plot Position
- Huge Scope & Potential
- Superb Gardens & Views
- Four Bedrooms & Two Bathrooms
- Three Reception rooms plus Kitchen/Breakfast Room
- Easy Reach of Cuffley Village Shops & Mainline Station
- Great Woods & Country Walks nearby
- Double Garage & Integral Garage/Workshop
- Carriage driveway access from The Ridgeway & Vineyards Road
- Chain Free



Covered Storm Porch

With Quarry tiled floor.

Entrance

Arched hardwood entrance door to the:-

Hallway

Stairs to first floor with timber balustrade. Parquet flooring. Leaded light windows to the front. Wall lights. Door to:-

W.C.

Leaded light windows to the rear. Pedestal wash hand basin. Radiator. Low flush W.C.

Dining Room

16'4 x 12' into the bay
Leaded light bay window to the rear. Radiator. Parquet flooring. Coving to ceiling. Wall lights.

Living Room

24' x 14' into the bay
Leaded light bay window to the front with steps down. Leaded light windows to the rear. Wooden Georgian glazed doors to the garden. Parquet tiled flooring. Feature brickwork open inglenook fireplace with leaded light windows to the sides. Coving to ceiling. Additional radiator with decorative cover. Wall lights. Two Georgian niches.

T.V. Room

12'2 x 10'
Leaded light window to the front. Radiator with decorative cover. Leaded light window to the side. Coving to ceiling. Archway to the:-

Kitchen/Breakfast Room

19'3 x 10'6
Leaded light window to the front. Georgian style windows and French doors to the garden. Built in larder cupboard under the stairs. Radiator with decorative cover. Wall lights. Ceramic tiled floor. Range of wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Built in oven. Gas hob with pull out extractor fan over. Part tiled walls. Plumbing for washing machine. Georgian style glazed style door to the second staircase. Georgian style glazed door to the:-

Inner Lobby

Opaque glazed door to the front. Door to the:-

Boiler Cupboard

Floor standing boiler. Immersion cylinder. Hardwood door to:-

Utility Room

9'9 x 4'8
Leaded light window to the front and to the side. Wall unit. Work surface. Spaces for fridge and freezer, washing machine, and tumble drier. Tiled splash backs. Folding glazed door to the:-

Integral Garage/Workshop

Leaded light window to the rear. Roller door. Ceramic tiled floor. Power and lighting.

First Floor

Leaded light window to the front. Cast iron radiator with decorative cover. Coving to ceiling. Doors to:-

Bedroom 1

19'2 x 13'9
Dual aspect leaded light windows to the front and rear. French doors out to a balcony. Extensive range of fitted wardrobes and matching bedside cabinets. Radiator with decorative cover. Door to:-

Jack & Jill Ensuite

Two leaded light windows to the rear. Double radiator. Suite comprising of low flush W.C. Pedestal wash hand basin. Panel bath with Georgian style mixer tap and shower attachment. Shower cubicle with mixer valve. Part tiled walls. Built in airing cupboard. Access to loft space.

Second Landing

Leaded light window to the front. Archway to the first landing.

Bedroom 2

13'2 x 12'
Cast iron radiator with decorative cover. Leaded light bay window to the rear. Coving to ceiling. Vanity wash hand basin with cupboards and tiled splash backs.

Bedroom 3

13'3 x 10'2
Leaded light windows. Radiator. Built in wardrobes with glazed doors. Coving to ceiling.

Bedroom 4

10'7 x 10'3
Dual aspect room with leaded light windows to the front and side. Double radiator. Fitted wardrobe. Coving to ceiling.

Second Bathroom

Dual aspect leaded light windows to the side and rear. Low flush W.C. Pedestal wash hand basin. Panel bath with Georgian style mixer tap. Tile enclosed shower cubicle with mixer valve. Radiator. Extensively tiled walls. Coving to ceiling.

Front

Carriage driveway with two entrances one on The Ridgeway and one on Vinyards Road. Parking for multiple vehicles.

Double Garage

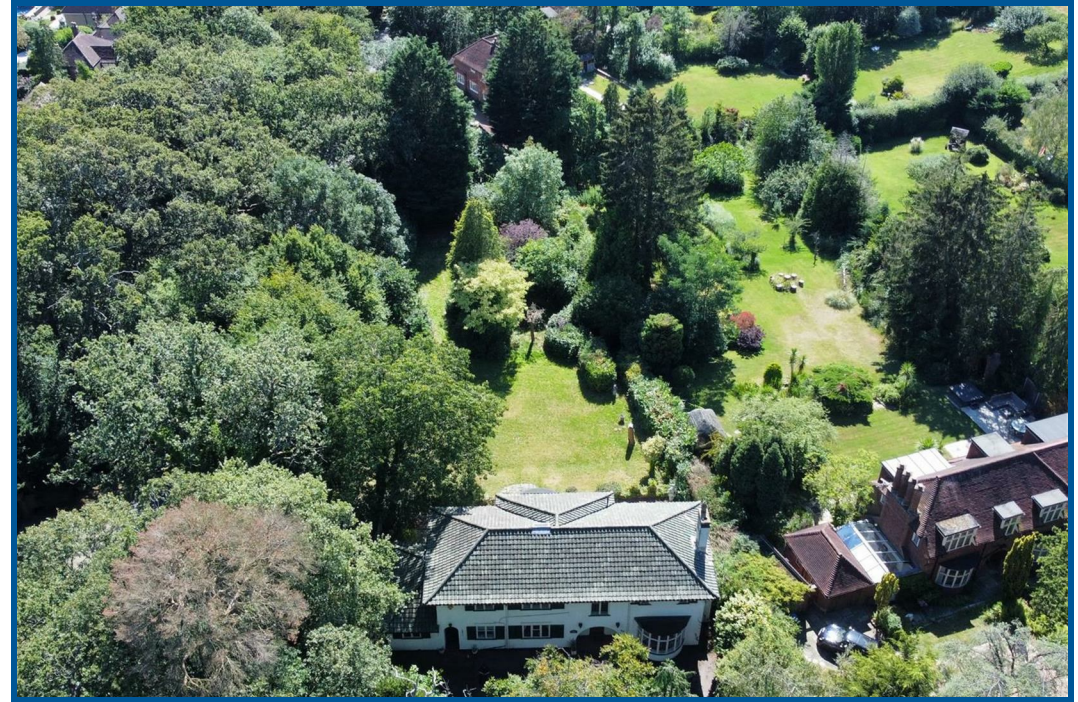
21'3 x 16'
Twin up and over doors

Rear Garden

approx 225'
South West facing garden with country side views. Large patio paved area. Outside water tap. Retaining wall with steps down to the garden. Mainly laid to lawn with mature and shrub and flower borders. Covered quarry tiled porch area to the rear. Pond.

Plot

0.66 Acre plot



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