



**Park Road  
Northaw**



**£479,950  
Freehold**

JR Sales & Lettings

## Beautiful 3-Bedroom Terraced Home in a Peaceful Semi-Rural Setting

Set in a tranquil semi-rural location, this beautifully presented and well-maintained three-bedroom home offers scenic open views, abundant local wildlife, and a wonderful sense of calm right on your doorstep.

The property features attractively landscaped gardens, with laid lawns and patio areas to both the front and rear—perfect for outdoor dining, relaxing, or simply enjoying the peaceful surroundings.

Inside, the accommodation is bright and welcoming. The ground floor includes a comfortable living room, a separate dining room, and a generously sized, reconfigured kitchen designed to maximise space and work surfaces, complete with integrated appliances. Upstairs, you'll find three well-proportioned bedrooms, all nicely decorated and featuring built-in storage, along with a modern shower room and a separate WC.

The home benefits from double glazing throughout and an upgraded boiler, ensuring warmth, comfort, and energy efficiency.

The nearby village provides a friendly community atmosphere, with a primary school, church, and picturesque country walks just moments away. For commuters, Cuffley Village with its mainline train station is only 2 miles from the property, while Potters Bar station is just 3 miles away—offering excellent links into London and beyond.

This charming property combines comfortable living with a delightful semi-rural lifestyle. Early viewing is strongly recommended.

- **Attractive and well-maintained 3-bedroom end-terrace home**
- **Peaceful semi-rural setting with scenic views and local wildlife**
- **Landscaped front and rear gardens with laid lawns and patio areas**
  - Bright living room and separate dining room
- **Generously sized, reconfigured kitchen with integrated appliances**
  - Three good-sized bedrooms, all with built-in storage
    - Modern shower room plus separate WC
  - Double glazing throughout and upgraded boiler for efficiency
- **Friendly village nearby with primary school, church, and country walks**
- **Excellent transport links via Cuffley (2 miles) and Potters Bar (3 miles) stations**

### Garden

Laid lawn retained by fence panels and a gate. Patio paved area with a UPVC double glazed French doors to the:-

### Entrance Hallway

Ceramic tiled floor. Double radiator. Coving to ceiling. Stairs to first floor with stair rods and rail. Doors to:-

### Living Room

19'7 x 10'2

Dual aspect room with double glazed window to the front and UPVC double glazed door and side windows to the rear. Fitted blinds. Two radiators. Ceramic tiled floor. Open fireplace with log burner. Coving to ceiling. Inset spotlights. Open planned to the:-

### Kitchen

14'3 x 10'5

Two double glazed windows to the rear. Fitted blinds. Coving to ceiling. Inset spotlights. Tiled splash backs. Ceramic tiled floor. Range of wall and base fitted units with granite worktops over and upstands. Underslung Butler sink with mixer tap and drainer grooves. Space for a Range cooker with extractor fan over. Integrated washing machine, dishwasher, tumble dryer and fridge freezer. Built in larder cupboard. Cupboard under the stairs. Archway to the:-

### Dining Room

11'3 x 8'2

Double glazed window to the front. Radiator. Coving to ceiling. Fitted blinds. Ceramic tiled floor. Door back into the hallway.

### Stairs to First Floor

### Landing

Double glazed window to the front with fitted blind. Coving to ceiling. Access to loft space. Inset spotlights. Built in airing cupboard. Doors to:-

### Bedroom 1

11'2 x 10'8 plus door recess

Double glazed window to the front with fitted blind with stunning views to The Ridgeway. Built in fitted cupboard. Coving to ceiling. Laminate wooden floor. Radiator. Range of fitted wardrobes with sliding doors and mirror section.

### Bedroom 2

12'3 x 10'2

Double glazed window to the front with stunning views across to The Ridgeway. Radiator. Built in fitted wardrobe. Coving to ceiling. Laminate wooden floor.

### Bedroom 3

8'4 x 8'2

Double glazed window to the rear with fitted blind. Radiator. Coving to ceiling. Laminate wooden floor. Built in storage cupboard.

### Family Shower Room

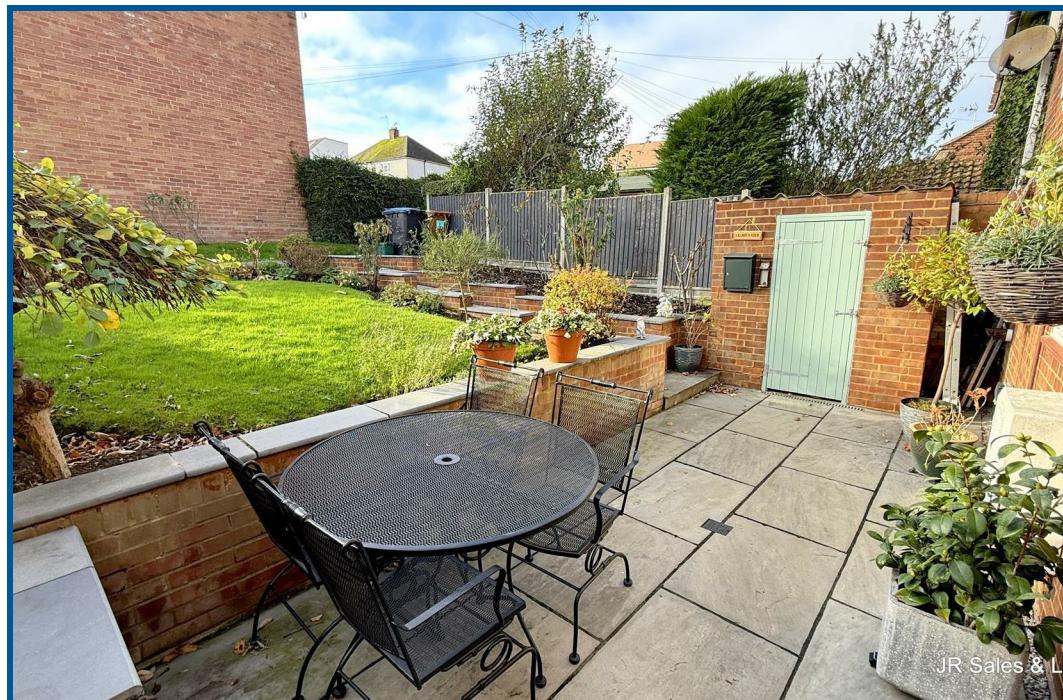
Opaque double glazed window to the front. Inset spotlight and extractor fan. Coving to ceiling. Chrome towel radiator. Wood effect tiled floor. Part tiled walls. Walk in shower enclosure with chrome mixer valve, rain-head and shower attachment. Vanity wash hand basin with mixer tap and cupboards under. Wall mounted mirror with LED lighting and de-mister pad.

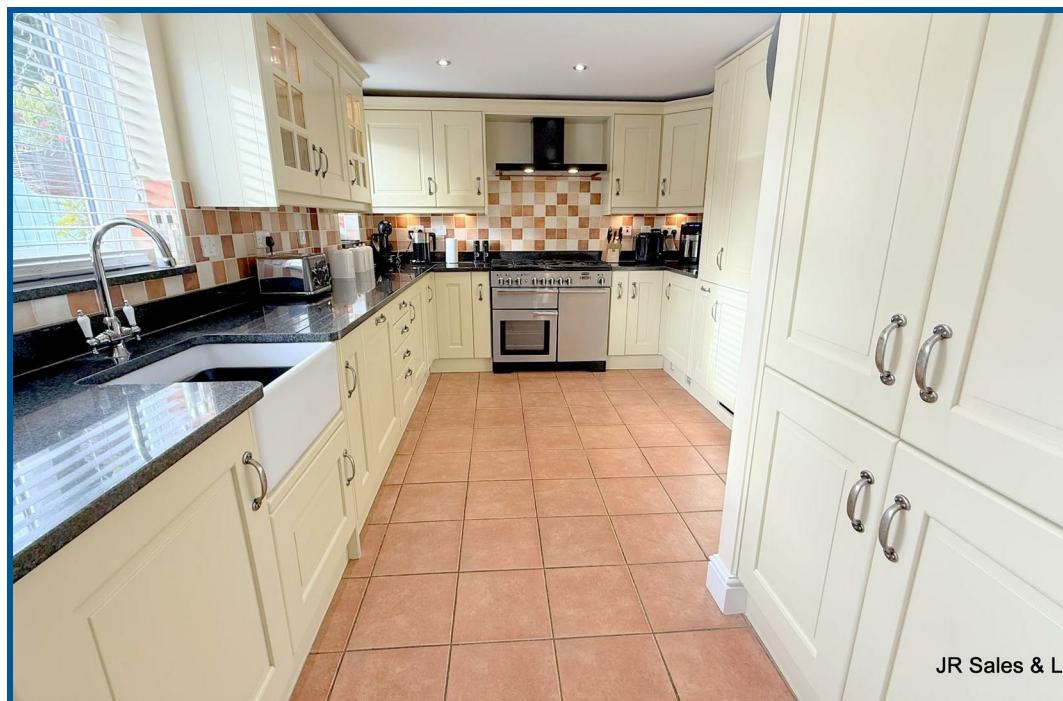
### Separate W.C.

Opaque double glazed window to the front. Low flush W.C. with push button flush. Corner vanity wash hand basin with cupboard under and mixer tap. Part tiled walls. Inset spotlight to the ceiling. Pocket door entry. Wood effect ceramic tiled floor.

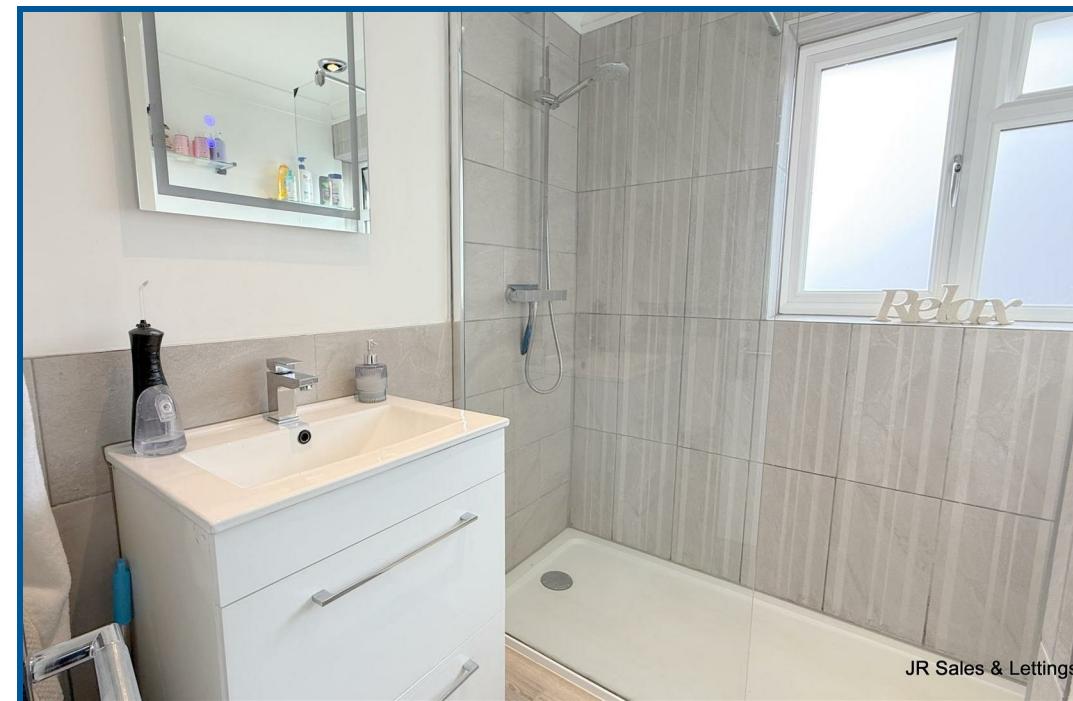
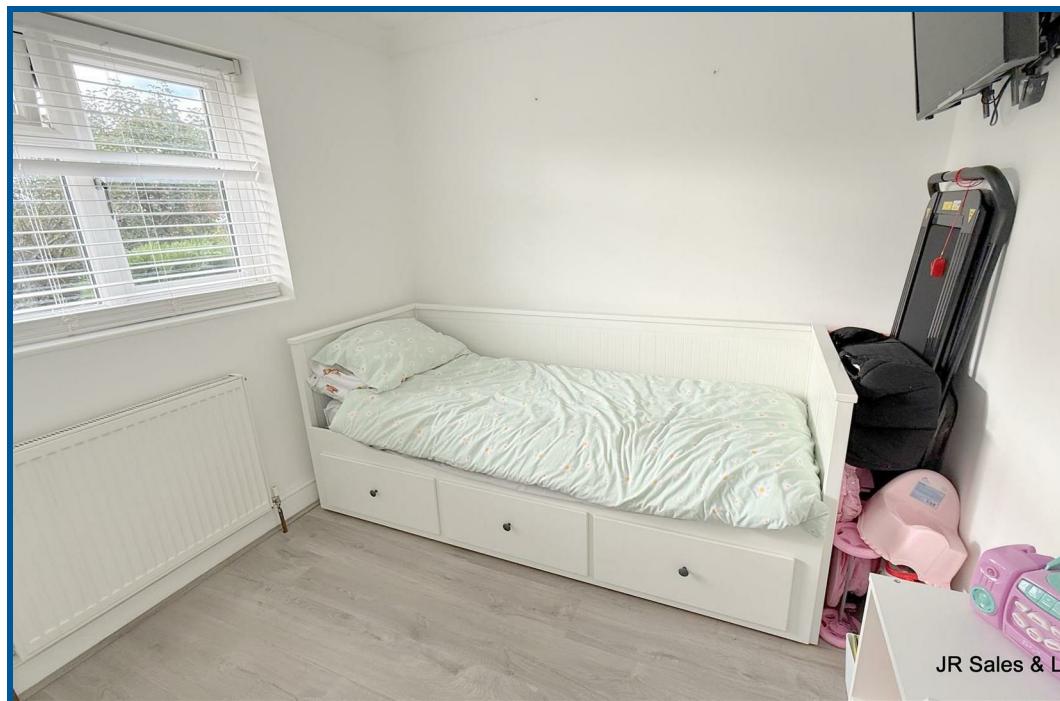
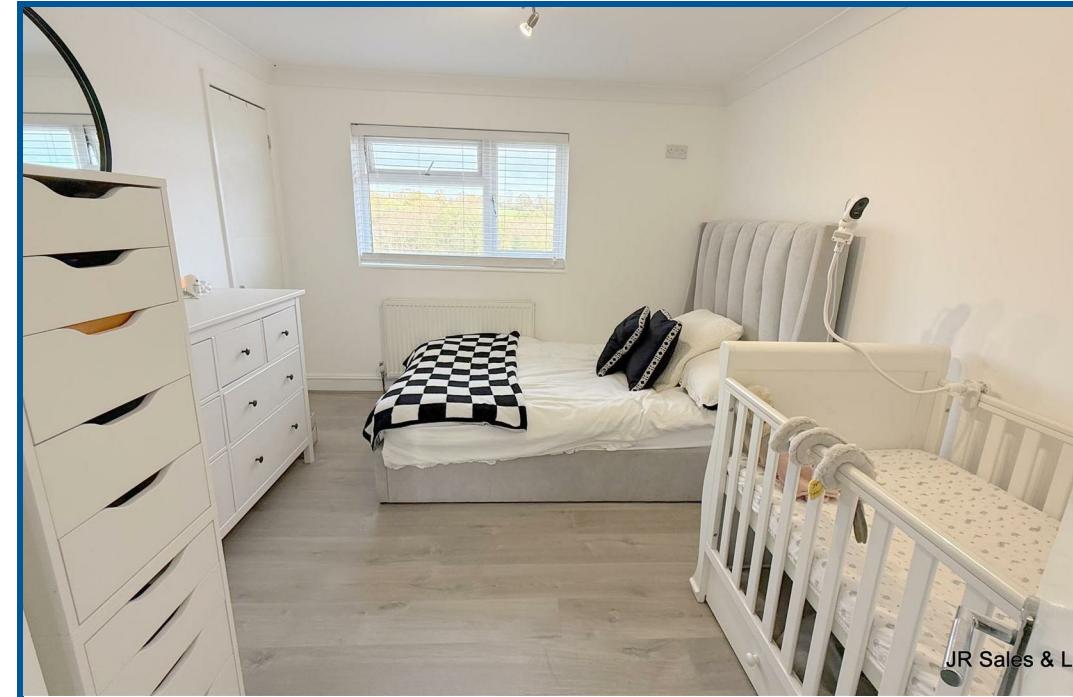
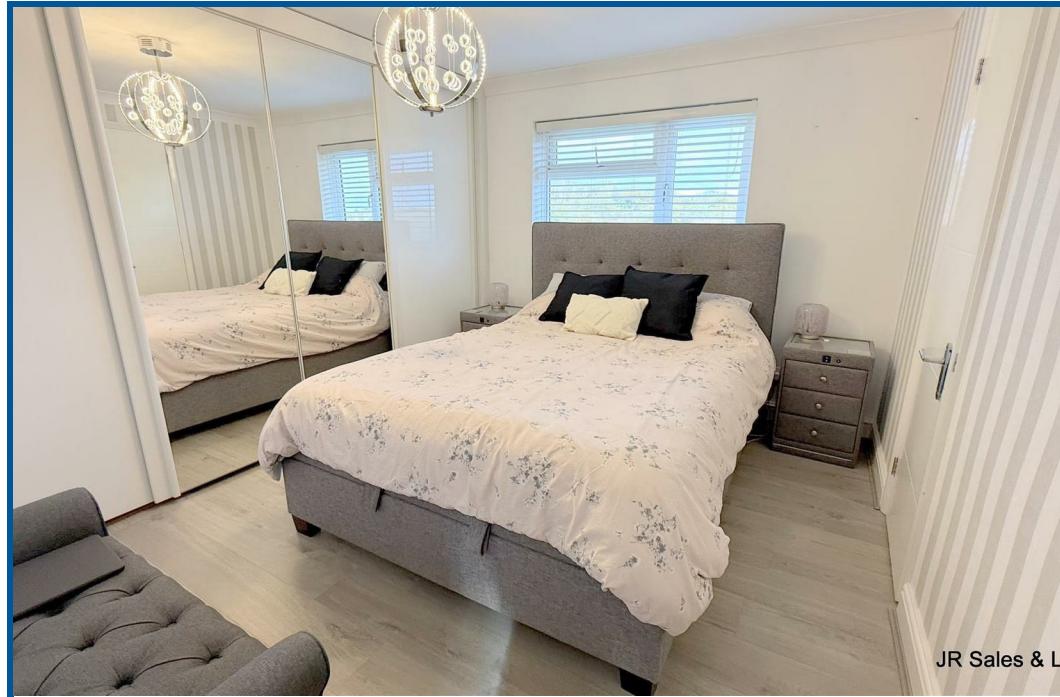
### Garden

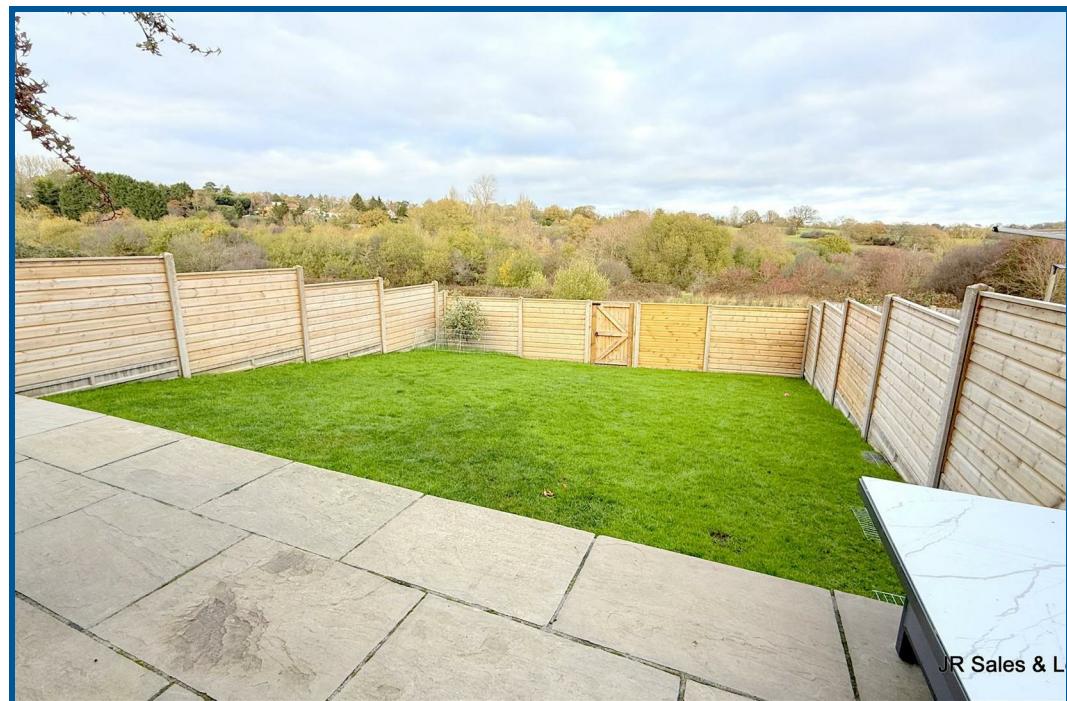
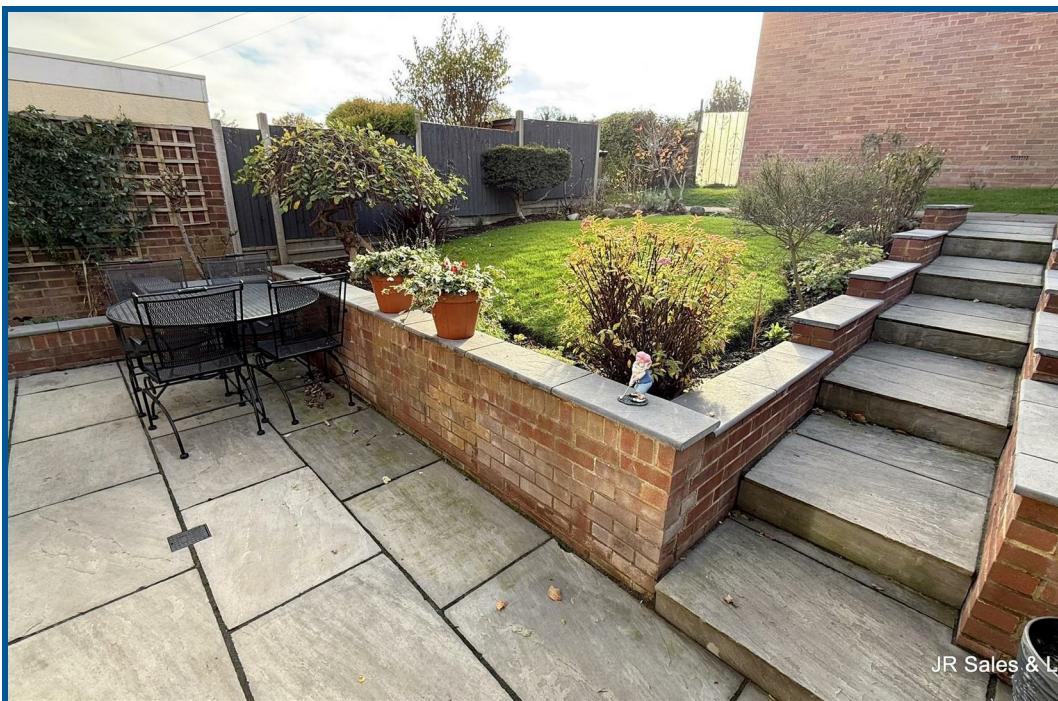
Landscaped with sandstone steps down to a good sized patio area. Laid lawn. Attractive shrub and flower borders. Lighting. Brick built shed.







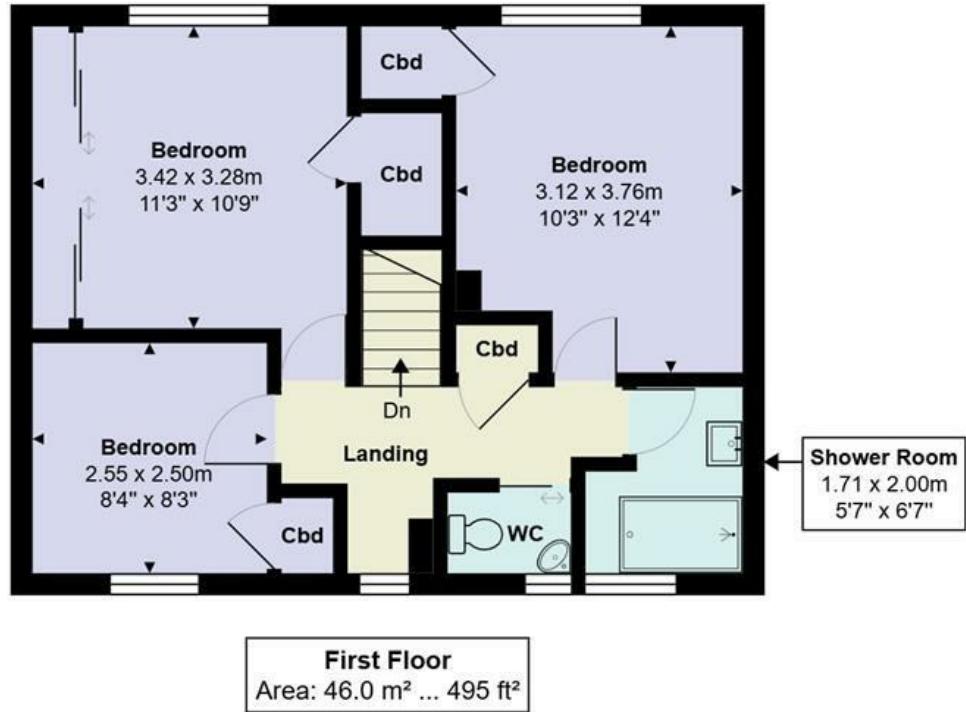






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Park Road, Northaw, Potters Bar, EN6 4NU**

Total Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>

All measurements are approximate and for display purposes only