



Woodgate Avenue

An impeccably maintained, extended and refurbished executive style 5-bedroom family home finished to a particularly high standard located on this semi-rural private development within a short drive to Cuffley, Crews Hill and Potters Bar.

Entering, there is a large hall with stairs to the first floor and downstairs w.c. The reception rooms consist of a spacious sitting room with folding doors and integrated electric blinds onto the garden, a really good size office which could be used as another living room or gym, a lounge off the kitchen and the wonderful kitchen/super room. This room has been extended to create a very large family space of approx. 29'1 x 23'4, with attractive, modern kitchen units along one wall, Quartz work surfaces and integrated appliances including 2 ovens, fridge/freezer, dishwasher, wine fridge and induction hob. An island unit, with a Quartz worktop provides even more preparation space and there is also a large breakfast bar off the island. The bi-fold doors, with fully electric blinds, opens onto the terrace allowing a seamless transition from inside to outside. There is still plenty of space for a lounge area and also a formal dining area, which also has bi-fold doors with electric blinds to the rear. To compliment the kitchen, there is a good size utility room which shares the same quality as the kitchen fittings.

To the first floor are 5 bedrooms and 4 bathrooms. The master bedroom boasts a dressing room and exceptional, modern en-suite, bedrooms 2 and 3 also have their own refitted en-suites and fitted wardrobes, whilst bedrooms 4 and 5 share the superb family bathroom.

This beautiful home is one of five set behind security gates and to the front is a driveway offering parking for several vehicles, lawn areas, and access to the double garage. The secluded rear garden has recently been re-landscaped with a large patio terrace, artificial lawn with mature hedge borders providing privacy and to the rear of the garden is a covered bar and entertainment area.



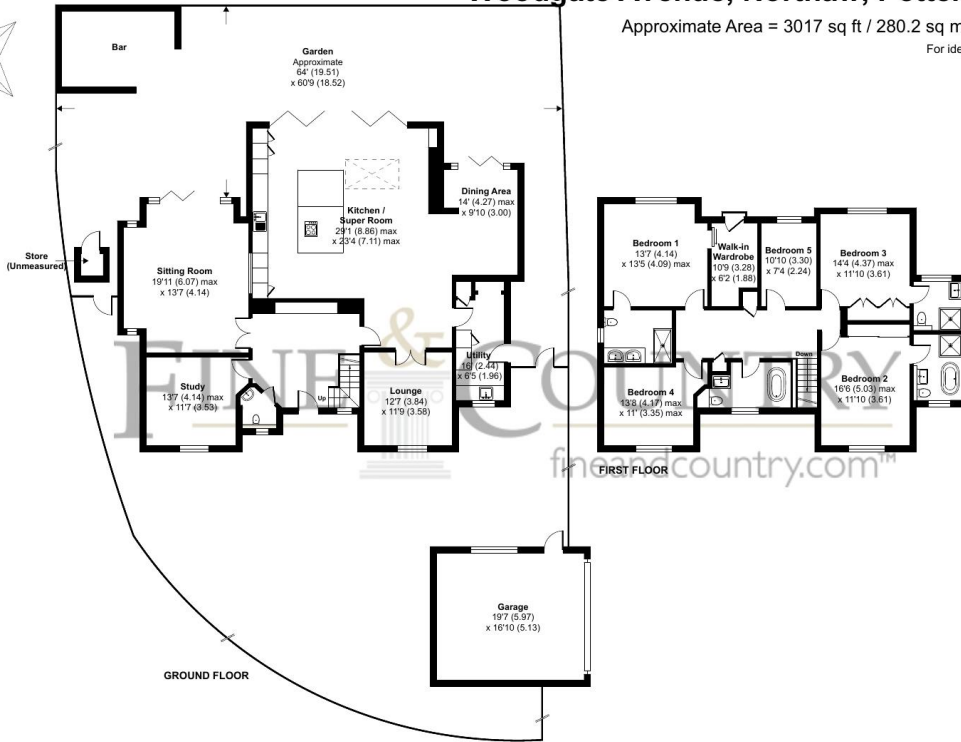
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Tenure: Freehold
Council Tax: Band H
Local Authority: Welwyn Hatfield



Woodgate Avenue, Northaw, Potters Bar, EN6

Approximate Area = 3017 sq ft / 280.2 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxchem 2023. Produced for Fine & Country. REF: 1014399



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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