





## Vineyards Road

A 3-bedroom chalet style bungalow, requiring modernisation, on a super south facing plot of approx. 0.4 of an acre offering beautiful views of the surrounding countryside. Huge potential opportunity!

Entering, the hallway leads onto the living room (which has been used as a bedroom), there is a bedroom to the front with en-suite bathroom, a guest cloakroom and the stairs leading to the loft room. At the back of the property is another bedroom, once again with en-suite facilities and a dressing room which could be used as an office, there is the dining room with patio doors overlooking the glorious garden, leading onto the kitchen with a large, separate utility room. Upstairs is a very large loft room, measuring 30'3 x 11'9 which could be used as a games room or lounge or converted into 2 additional bedrooms, subject to any necessary planning consents.

Please note; the boiler was replaced approximately 18 months ago and there remains approximately 8.5 years left on the warranty.

To the front is a gated entrance leading to the drive and garage. The glorious rear garden is south facing and approx. 300' in length. There is an orchard to the rear with a variety of fruit trees, 3 greenhouses, a vegetable patch, a fruit patch and a large wooden shed and an additional small shed, with the rest laid to lawn.

Located on one of the most popular roads in the region, this property offers the incoming buyer an opportunity to remodel/extend (STPP) to create their forever home.

Northaw village is highly regarded as a place to live with a primary school, beautiful church, restaurant and village pub. Leisure facilities are abundant with local tennis and football clubs, equestrian centres, and woodland nature trails. Potters Bar train station is under 3 miles distant offering a direct and fast service into Kings Cross in just 16 minutes.



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Tenure: Freehold

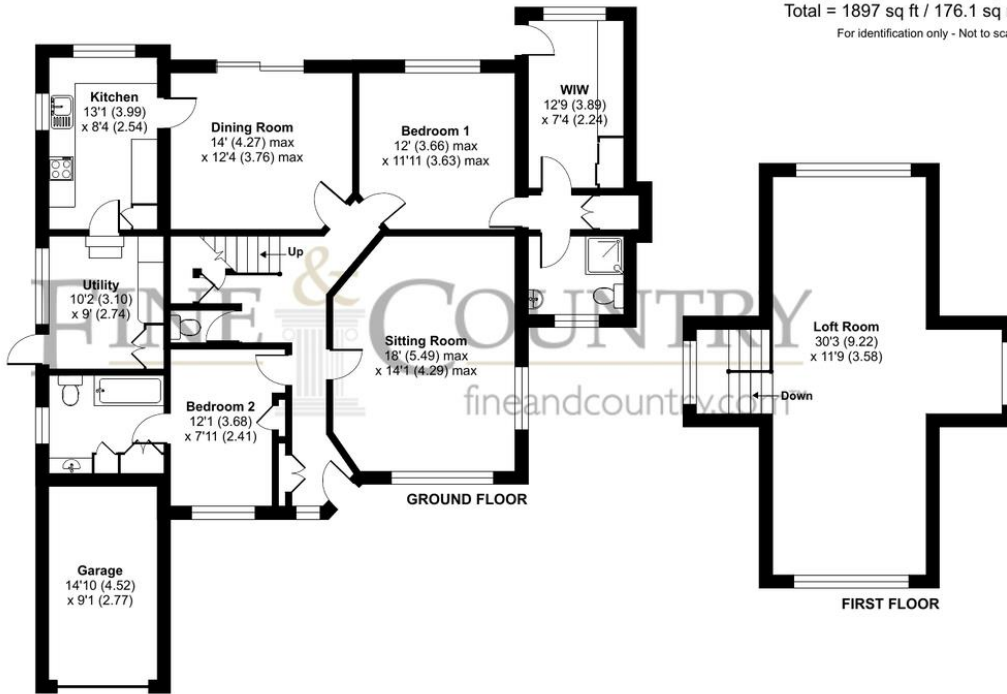
Council Tax: Band G

Local Authority: Welwyn Hatfield District Council



# Vineyards Road, Northaw, Potters Bar, EN6

Approximate Area = 1762 sq ft / 163.6 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1897 sq ft / 176.1 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlschem 2022. Produced for Fine & Country. REF: 903372

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E	39   E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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



The Estate Office  
 Bradmore Green  
 Brookmans Park  
 Hertfordshire  
 AL9 7QS

01707 662222  
 fineandcountry.com  
 brookmanspark@fineandcountry.com

Opening Hours  
 Monday – Friday: 9 - 6pm  
 Saturday: 9 - 4pm

