





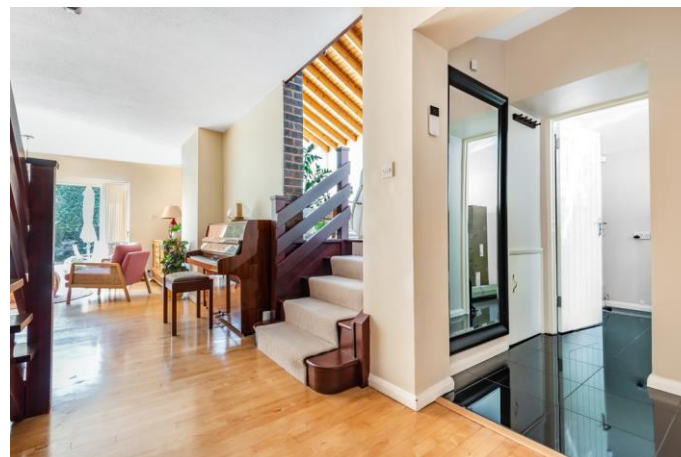


## Vineyards Road

A beautiful 4-bedroom family home boasting a vaulted ceiling living room with gallery, 3 additional receptions, fitted kitchen/breakfast room with separate utility, master bedroom with dressing area and modern en-suite and south facing rear garden.

Entering there is a particularly spacious hall with a downstairs w.c. The superb, elevated living room features a vaulted ceiling with floor to ceiling windows and doors to the rear overlooking the garden. Underneath this room is the underfloor storage that you'll see on the floor plan, providing much additional storage space. To the front of the home there is a study/office and another living room. The country style kitchen is comprehensively fitted with many cupboards, there is a tiled floor, range style cooker and there is a circular breakfast/dining table that sits six. Off the kitchen is a good size utility room. Adjacent is another reception room which is currently being used as a day room but could easily be used as a formal dining area if one so wishes.

Upstairs is a spacious galleried landing, overlooking the main living room, leading onto the 4 bedrooms and family bathroom. The master bedroom has a dressing area and en-suite bathroom.



To the front is a driveway providing parking for several vehicles. The secluded south facing rear garden is predominantly paved offering low maintenance and features a terrace directly off the living room, with steps down on to the lower patio. There are flower beds and privacy hedges.

Located in this characterful village, Potters Bar is a short drive away where there are plenty of shops within the 2 high streets catering for everyday needs.

Potters Bar train station provides direct access to London Kings Cross and Moorgate stations.

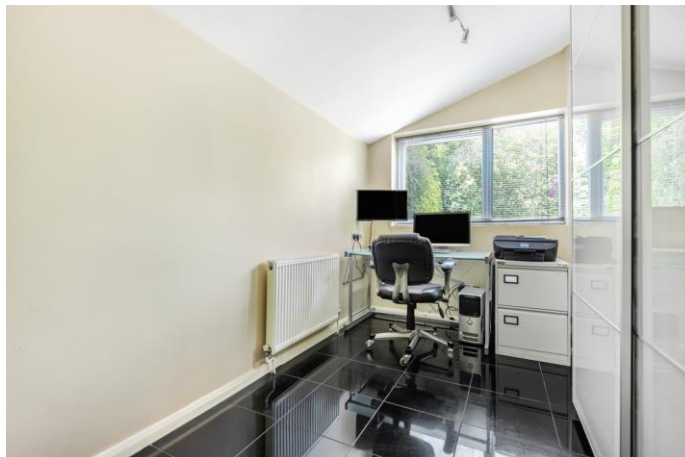


2 | 4 | 2

Tenure: Freehold

Council Tax: Band G

Local Authority: Welwyn Hatfield District Council



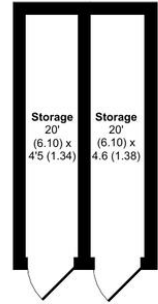
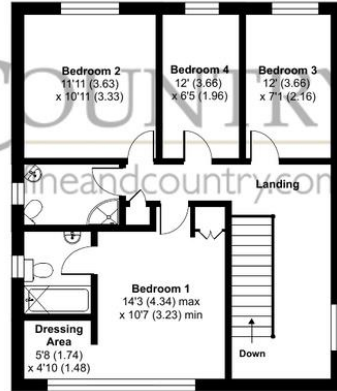
# Vineyards Road, Northaw, Potters Bar, EN6

Approximate Area = 1918 sq ft / 178.1 sq m

Underfloor Storage = 195 sq ft / 18.1 sq m

Total = 2113 sq ft / 196.2 sq m

For identification only - Not to scale



Underfloor Storage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlschem 2022. Produced for Fine & Country. REF: 863484

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	77   C	
55-68	D		
39-54	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

