





An imposing 5 + 1 bedroom annexe family home in excess of 3,200 sq ft sitting on a beautiful south facing plot of approx. half an acre on one of the region's most prestigious roads, with amazing views of local farmland and the London skyline.

The property would be ideal for multi-generational family living as there is a sizeable annexe above the double garage.

Entering, a welcoming and spacious hall leads to the stairs and downstairs cloakroom. The large, extended drawing room features a bay window to the rear with views of the gardens, access to the formal dining which also has an attractive bay to the rear and there is a home office to the front of the property. The kitchen, with base and eye level units, opens onto the conservatory which is currently being used as an informal dining area, and there is access into the particularly large utility room. From here, there is integral access to the garage.

To the first floor is a spacious landing leading to the master bedroom suite which has fitted wardrobes, elevated views of the gardens and a really large en-suite. There are an additional 2 bedrooms on this floor, each with their own fitted wardrobes and there is a family bathroom.

On the second floor are 2 bedrooms and another family bathroom.

The annexe is accessed by a door adjacent to the garage with stairs rising to the first floor where there is an open planned lounge/diner with a Juliet balcony and French doors and there is also a kitchenette. There is a double bedroom with fitted wardrobes and a 'Jack and Jill' bathroom.



To the front is a gated carriage driveway providing off street parking for numerous vehicles and, of course, access to the double garage. There is also an EV charger and a carport. The delightful rear garden boasts a paved terrace area, 2 large sections of lawn with fabulous views of the surrounding countryside and the London skyline, including The Shard, Canary Wharf and Alexandra Palace. The garden retains mature hedging which offers a great deal of privacy. At the rear of the garden is a summer house and additional patio area which allows one to take in and appreciate the splendour of the countryside views and the London skyline in the distant.

With Northaw Great Woods to the front and the super views to the rear, this is a home that allows the incoming purchaser a calming and relaxing lifestyle, in a convenient location for London and the surrounding areas.

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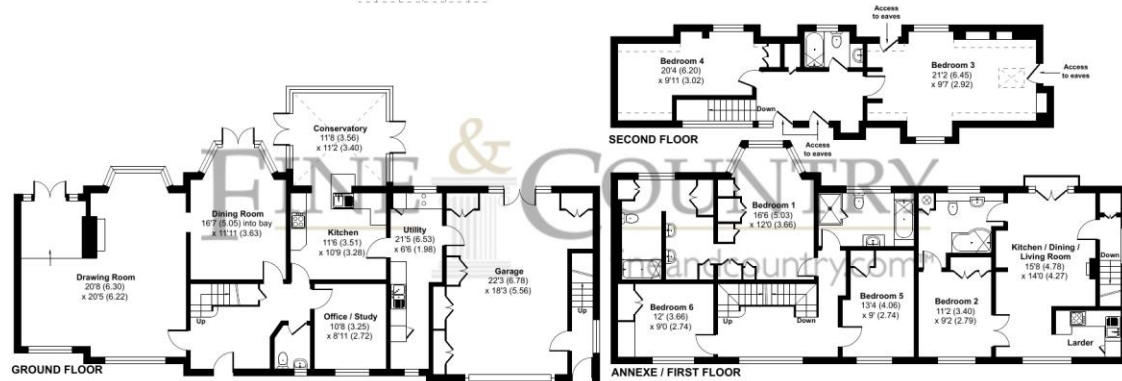
Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield





Approximate Area = 2851 sq ft / 264.8 sq m (excludes garage)
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Annexe = 314 sq ft / 29.1 sq m
 Total = 3219 sq ft / 299 sq m
 For identification only - Not to scale

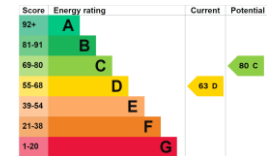
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fine & Country. REF: 1161532



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