



RIDGE COTTAGE, CROSS OAKS LANE, RIDGE, POTTERS BAR EN6 3LH

Offers In The Region Of £850,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

RARELY AVAILABLE - Standing on a fabulous third of an acre plot and located in the tranquil and picturesque village of Ridge, which is nestled between Potters Bar and Shenley, is this truly characterful and quite unique chain free two/three bedroom detached period cottage which features stunning wrap around gardens, off street parking and a detached garage. We understand that this property has not been on the market since 1938 as our vendor's family have retained the ownership for around 85 years.

The property, which is set back approximately 60ft from the road, comprises flexible accommodation which includes a welcoming entrance hall, lounge, separate dining room, the kitchen leads to a conservatory, guest cloakroom and a study/third bedroom. To the first floor there are two bedrooms and a bathroom (fitted with a shower) and a separate WC.





## Property Features

- LIVING ROOM: 13'6 x 12'0
- DINING ROOM: 10'1 x 10'0
- CONSERVATORY: 11'0 x 8'6
- KITCHEN/DINER: 16'1 x 10'2
- DETACHED GARAGE
- BEDROOM 1: 12'2 x 10'9
- BEDROOM 2: 12'6 x 8'8
- STUDY/BEDROOM 3: 11'8 x 10'2
- BATHROOM AND CLOAKROOM
- SET IN A THIRD OF AN ACRE PLOT

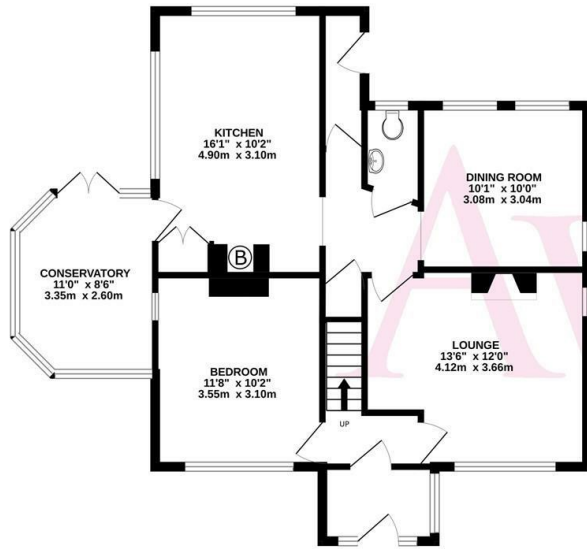
## Agents Notes

The property has double glazed windows and oil fired central heating (we have been advised that a new boiler was installed within the last three years).

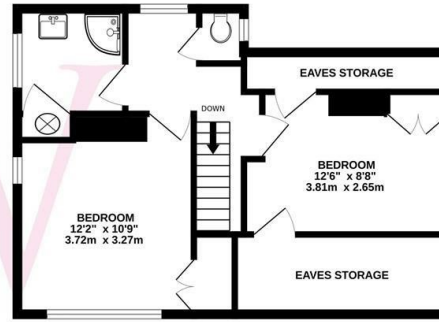
EPC RATING: E

COUNCIL TAX BAND: G

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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