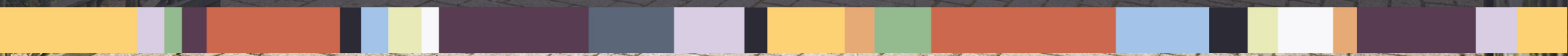




SIMPLY HOMES

The Ridgeway

Northaw EN6 4BG





The Ridgeway

Northaw EN6 4BG

Nestled within the esteemed locale of Cuffley and Northaw Ridgeway, lies this superb 6-bedroom family residence. The home is positioned on the southern side of the road, boasting expansive vistas of rolling countryside and the captivating skyline of London.

The property welcomes you via a sheltered entrance porch and into entrance lobby with space for coats and boots. The home's main hallway is of great proportion offering doors to the ground floor rooms. To the rear of the property is a beautifully appointed 22ft living room with feature fireplace, fitted wall units and bi-fold doors out to the garden. The kitchen/breakfast room features a range of base/eye level units, granite worktops, breakfast bar and various integrated appliances. The kitchen is served by a separate utility room. The ground floor has the additional benefit of a further front aspect reception room, currently serving as a bedroom. Additionally, there is a formal dining room and a shower room completing the ground floor.

The six generously sized double bedrooms on the first floor offer exemplary elevated views, fitted wardrobes, two en-suite bathrooms, and a four-piece family bathroom.

The grounds are a notable feature, providing a wonderful private aspect. Particularly impressive is the raised patio with planted shrubs, stretching the entire width of the property and offering fantastic spot for all entertainment needs. There are a set of stairs that lead down to the gardens, being predominately laid to lawn with privacy hedging trees and an open view over the fields and views beyond. There is a carriage gated drive that can park multiple cars and offers side access to the garden. The property also features an integral garage and EV charging point.

The home is situated on the popular road of The Ridgeway, one of Hertfordshire's premier roads and a short distance from Northaw Great Woods. Cuffley station is just 1.7 miles from the property, being a direct link to London Kings cross.







- Ground Floor -

Entrance Porch

Entrance Hallway

Shower Room

Reception Room/Bedroom 11'5" x 14'3" (3.50m x 4.36m)

Kitchen/Breakfast Room 19'10" x 10'1" (6.05m x 3.08m)

Utility Room 5'1" x 11'8" (1.57m x 3.57m)

Dining Room 12'4" x 14'11" (3.78m x 4.57m)

Living Room 17'9" x 22'11" (5.43m x 6.99m)

Integral Garage 16'11" x 11'8" (5.16m x 3.56m)

- First Floor -

Landing

Bedroom One 14'5" x 15'10" (4.40m x 4.85m)

En-suite

Bedroom Two 16'4" x 14'6" (4.98m x 4.43m)

En-suite

Bedroom Three 12'11" x 12'7" (3.95m x 3.84m)

Bedroom Four 16'0" x 8'10" (4.90m x 2.70m)

Bedroom Five 14'7" x 8'5" (4.46m x 2.57m)

Bedroom Six 14'5" x 9'10" (4.40m x 3.00m)

Family Bathroom

- Exterior -

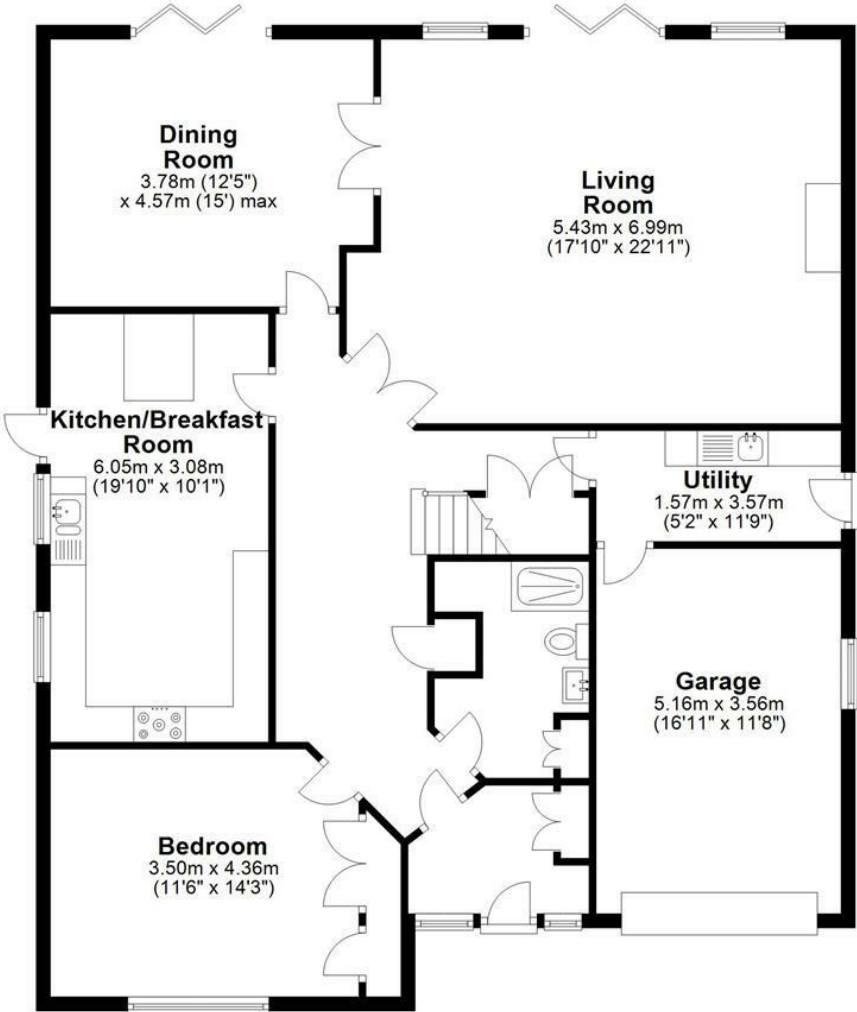
Gated Carriage Driveway

Rear Garden

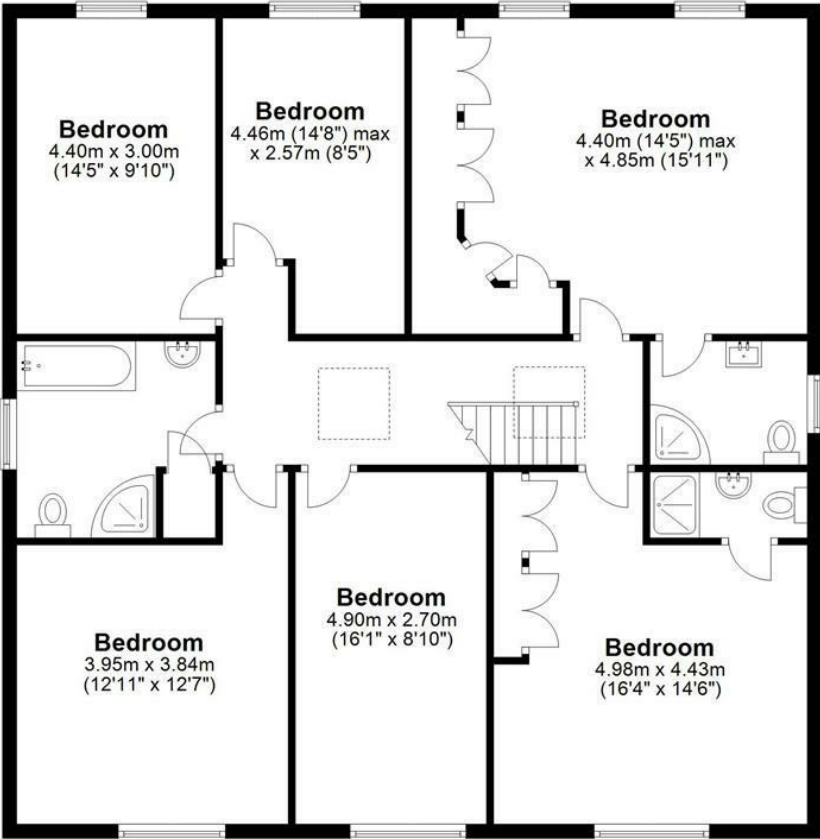




Ground Floor
Approx. 144.5 sq. metres (1554.9 sq. feet)



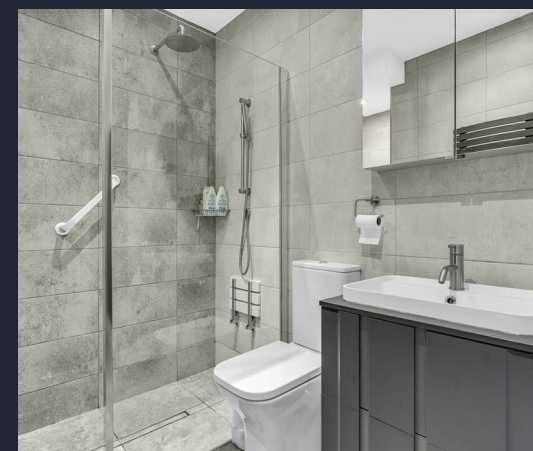
First Floor
Approx. 128.1 sq. metres (1378.5 sq. feet)



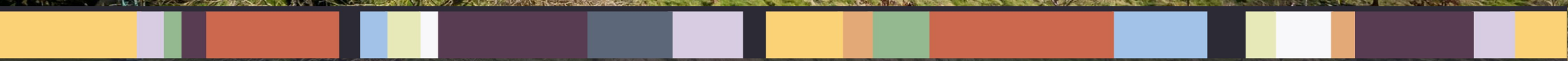
Total area: approx. 272.5 sq. metres (2933.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.









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