

The Ridgeway, Northaw, EN6 4BE

Price: £1,500,000  
Freehold



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



Only one of two semi-detached houses in the most prestigious road's within Northaw/Cuffley. We are delighted to offer for sale this charming 1920's home full of character and has been extended to provide 2,500sq ft of accommodation throughout. Set over 3 floors this property benefits double bedrooms, 4 bathrooms, 3 reception rooms, utility room, double garage, summerhouse, balcony with superb views, and a superb 75ft x 60ft rear garden. The plot itself is just over a ¼ of an acre and has a large frontage of 120ft wide x 43ft. Book early to avoid disappointment.

- 4 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- CHARMING 1920'S HOME FULL OF CHARACTER
- 4 BATH/3 RECEPTION ROOMS
- 2,500 SQ FT OF ACCOMMODATION
- JUST OVER A ¼ OF AN ACRE
- BALCONY WITH SUPERB VIEWS
- 75FT X 60FT REAR GARDEN
- SUMMERHOUSE
- DOUBLE GARAGE
- LARGE FRONTAGE 120FT WIDE X 43FT

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## **FEATURES** **DESCRIPTION**

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## **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING ROOM  
KITCHEN/RECEPTION ROOM  
UTILITY ROOM  
DINING ROOM  
CONSERVATORY  
GROUND FLOOR CLOAKROOM

## **FIRST FLOOR**

3 BEDROOMS - 2 with En-Suite shower rooms  
FAMILY BATHROOM  
SEPARATE WC

## **LOFT ROOM**

1 BEDROOM - with En-Suite shower room  
EAVES STORAGE  
BALCONY - with superb views

75FT x 60FT REAR GARDEN  
SUMMERHOUSE  
DOUBLE GARAGE  
PRIVATE DRIVEWAY 120FT wide x 43ft

## **LOCATION**

The Ridgeway, Northaw, extends into The Ridgeway, Cuffley and is generally regarded as one of Hertfordshire's premier locations with many of the properties on the southern side (including this one) having unrivaled views over green belt countryside, and within walking distance is Northaw's Great Wood. Cuffley village is a short drive with a range of shops, restaurants and mainline train station serving London's King Cross and Moorgate. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby. Chancellors Secondary School is also close by and there is a school bus which goes directly from The Ridgeway to the school.

## **SERVICES**

Gas central Heating and Mains Drainage  
Council Tax Band G

## **LOCAL AUTHORITY**

Welwyn and Hatfield Council.

## **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

## **IMPORTANT NOTICE CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

## **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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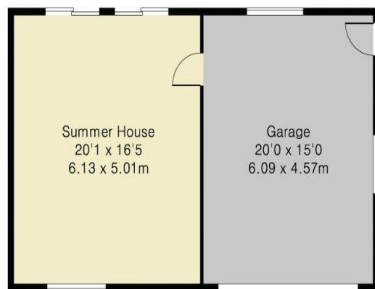
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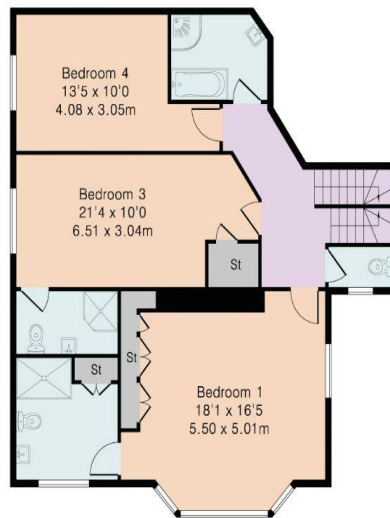
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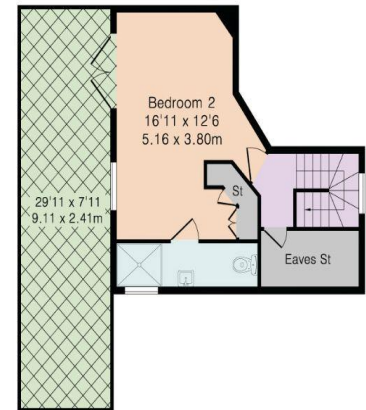
Approximate Gross Internal Area 3032 sq ft – 281 sq m  
Ground Floor Area 1135 sq ft – 105 sq m  
First Floor Area 971 sq ft – 90 sq m  
Loft Room Area 289 sq ft – 27 sq m  
Garage Area 637 sq ft – 59 sq m



Ground Floor



First Floor



Loft Room



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

