

Northaw Road West, Northaw, EN6 4NW

Price: OIEO £800,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



A great size 4 double bedroom, 3 reception room detached bright and spacious family home. This property is situated in the heart of Northaw village and benefits from plenty of off street parking, 2 outbuildings and a 60ft mature rear garden. This really is a great home which can only be appreciated with an internal viewing.

- SPACIOUS 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- 60FT MATURE REAR GARDEN
- 3 RECEPTION ROOMS
- 2 OUTBUILDINGS
- BRIGHT & SPACIOUS
- HEART OF THE VILLAGE
- GROUND FLOOR CLOAKROOM
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
FAMILY ROOM
LIVING ROOM
DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM

4 BEDROOMS
FAMILY BATHROOM

60FT REAR GARDEN
SIDE ACCESS
2 OUTBUILDINGS
OFF STREET PARKING

LOCATION

This property is situated on Northaw Road West which is the main road through Northaw Village. There are many beautiful walks close by and there is a bus that runs through this village every hour. Potters Bar, Cuffley and Brookmans Park all have mainline railway stations and are only a short drive away. Access to the M25 and A1(M) is also close by. There are many other schools within a short drive away including Lochinver House, Stormont, Queenswood and Dame Alice Owen's.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION 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. Facial recognition will be offered at a charge of £25 plus vat per person.

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Approximate Gross Internal Area 1612 sq ft - 150 sq m

Ground Floor Area 806 sq ft – 75 sq m

First Floor Area 806 sq ft – 75 sq m

Outbuilding Area 239 sq ft – 22 sq m



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.



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