



Approximately 6000 Sq Ft of Accommodation

Self Contained Annex with Private Entrance

Gated Driveway for up to Eight Cars

Five Bedroom Detached, Freehold House

Indoor Swimming Pool complex with Gym and Changing Room Facilities

Double Garage



Pennington 30 Carbone Hill
Northaw, EN6 4PN

£2,950,000

Thomas Childs & Co are delighted to offer this fantastic and beautifully appointed double fronted detached family residence. The property is entered via electric gates with off street parking for approx eight cars, a double garage and is set in wonderful grounds of approximately half an acre. This superb home offers approximately 6,000 sq ft of accommodation with five bedrooms, four en-suite bathrooms and also benefits from an exquisite indoor heated swimming pool, gym, and family changing rooms. The ground floor flows beautifully and is ideal for entertaining on a grand scale. To complete the ground floor accommodation it further comprises of a drawing room, TV Room, dining room /snooker room, a further dining room / bar, kitchen breakfast room, utility room and a self-contained annexe which has its own separate access, open plan living bedroom area an en suite shower room and kitchenette. To the first floor we have the principle bedroom with an en-suite bathroom, fitted wardrobes and further benefitting from an air-conditioning unit for those hot summer months, and having recently converted bedroom 6 into a walk in dressing room then we have a further 3 bedrooms two of which have from en suites and a further family bathroom. Quietly situated in this popular village of Northaw, a designated conservation area, with excellent access to London with good road and rail connections, the West End can be reached within approximately 45 mins by car, trains to kings cross within 25 minutes from the local station The area offers offers very good selection of state, private and community schools which include Queenswood girls school and Haileybury college, Hertfordshire university is based in Hatfield which is a short distance away. There are many golf courses to be found in the area and lastly within a very short walk you can be strolling in the Great Wood, a local nature reserve and historic woodland. We highly recommend a viewing of this magnificent property and the vendor has advised that there will be no onward chain. Please contact Thomas Childs & Co on 01992 721 321

Approximate Gross Internal Area
 506.51 sq m / 5446.54 sq ft
 (Excludes Garage/Summer House/Loft Space)
 Summer House Area 8.60 sq m / 92.56 sq ft
 Loft Space Area 12.53 sq m / 134.87 sq ft
 Garage Area 31.20 sq m / 335.84 sq ft

Total 558.84 sq m / 6004'5 sq ft

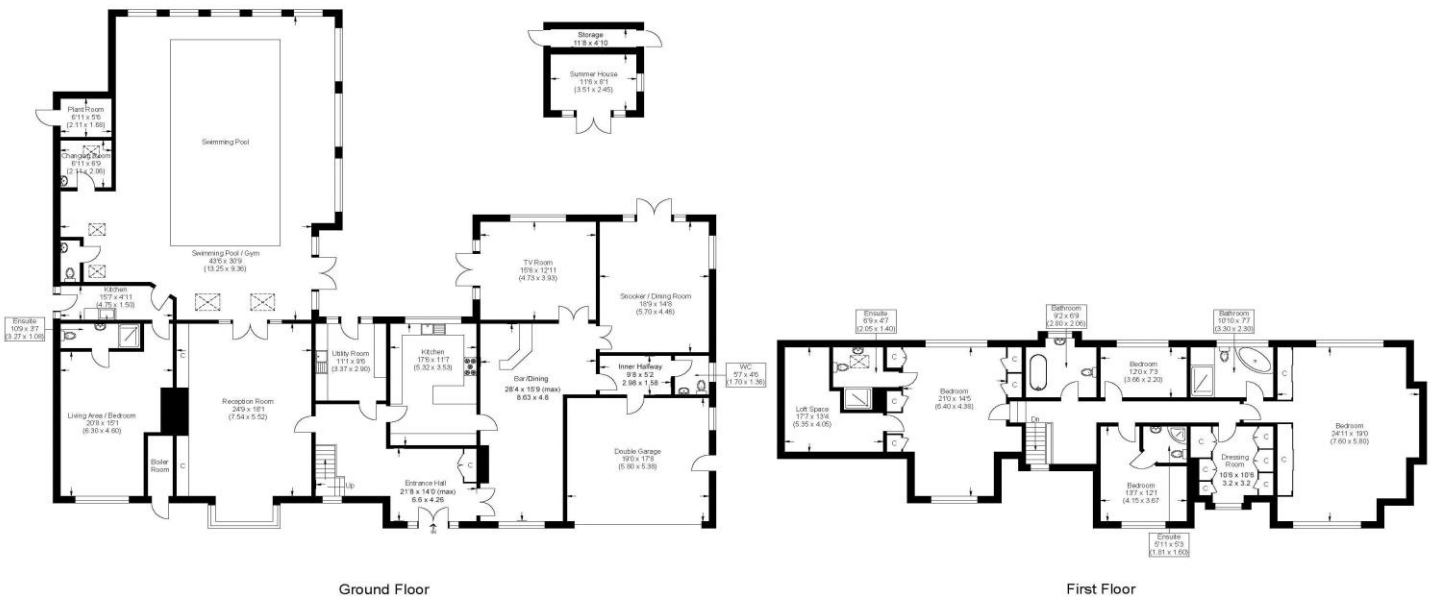


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy performance certificate (EPC)

30 Carbone Hill Northaw POTTERS BAR EN6 4PN	Energy rating C	Valid until: 11 September 2032
		Certificate number: 9828-3020-0201-0692-2200

Property type	Detached house
Total floor area	459 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.