



1A NORTHAW ROAD WEST, NORTHAW EN6 4NW

Asking Price £745,000 | Freehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS



## Property Overview

A substantial four double bedroom detached village family house enjoying good frontage and beautiful secluded garden with studio. The property offers larger than average living space with further scope to improve (subject to planning) comprising an impressive entrance hall with cloakroom, spacious split level living/dining room, modern fitted kitchen breakfast room and snug. To the first floor there are four very good size bedrooms with plenty of built in storage space served by the family bathroom. Ample parking space to front with room for drive to side leading to outbuilding and beautiful garden.





## Property Features

- Living Room: 16'5 x 13'11
- Dining Room: 11'11 x 11'2
- Kitchen/Breakfast Room: 12'10 x 11'5
- Snug: 10'6 x 9'10
- Cloakroom
- Four Double Bedrooms
- Family Bathroom
- Home Office: 17'6 x 8'10
- Summer House: 9'2 x 9'2
- Secluded Garden

## Agents Notes

The property sits in this idyllic village setting with two village pub/restaurants and primary school along with open countryside and parkland with outdoor pursuits and walks.

Viewing strictly by appointment.

**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



## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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