



**5 Park Road, Northaw, Herts, EN6 4NU**  
**£750,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

This is a significantly improved, extended and beautifully presented 3 / 4 bedroom semi-detached house situated in this sought after village with wonderful countryside and woodland views. The property features three double bedrooms all with en-suite facilities and the further potential for an en-suite to the ground floor bedroom four, which is

currently used as a dining room. The property also boasts a feature kitchen family dining room and a large lounge. Westerly rear garden with detached home office, housing an en-suite shower at the end of the rear garden.



- THREE / FOUR BEDROOM SEMI-DETACHED HOUSE
- SIGNIFICANTLY IMPROVED, EXTENDED AND BEAUTIFULLY PRESENTED
- SITUATED IN SOUGHT AFTER VILLAGE
- WONDERFUL COUNTRYSIDE AND WOODLAND VIEWS
- THREE DOUBLE BEDROOMS WITH ENSUITE FACILITIES
- FEATURE KITCHEN FAMILY DINING ROOM
- WESTERLEY REAR GARDEN
- DETACHED HOME OFFICE HOUSING ENSUITE SHOWER
- VIEWING ESSENTIAL
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



## ENTRANCE PORCH

Double width front door with double glazed leaded window panels that are partly frosted. Wall mounted radiator. Archway to entrance hall with wooden flooring.

## LOUNGE

Continuation of wooden flooring. Window to front is double glazed with quartz windowsill and two double radiators. TV aerial point and cupboard housing electric consumer unit. Part double-glazed, double width doors opening to

## KITCHEN/FAMILY DINING ROOM

White and silver and frosted glazed wall and base units featuring cupboards and drawers with granite worktops. Stainless steel up stand and splash back, Siemens 5 ring gas hob with Miele extractor above. Inset sink unit with waste disposal and mixer tap. Integrated Miele microwave and coffee maker. Samsung combination oven and fan oven. Space for dishwasher, washing machine and American-style fridge/freezer. Tiled flooring with underfloor heating. LED ceiling spotlights, wall mounted TV aerial and power points. This is a dual aspect room with double glazed windows with quartz windowsills to the side and double glazed 3 panel bi-fold doors to the rear with integrated Venetian blinds. There is a large island which maximises the work surface, with cabinets underneath. The island is inset with a sink with mixer tap and there is a breakfast bar.



## DINING ROOM/BEDROOM FOUR

Tiled floor with under floor heating. To the side is a double glazed window with quartz windowsill and there are double glazed, double width casement doors overlooking the rear of the property. Built in under stairs cupboard with underfloor heating valves and a second built in cupboard housing the Vaillant gas central heating boiler.

## STUDY

Double glazed window with quartz windowsill to the front,. Wood floor continues from the hallway which has underfloor heating.

## DOWNSTAIRS CLOAKROOM

White suite with top flush WC. Wall mounted wash basin with double width cupboards below. Splashback tiling. Frosted double glazed window with quartz windowsill to side. Laminate wood effect flooring. This room is adjacent to the dining room/bedroom four so it could easily be turned into an en-suite to bedroom four.

## FIRST FLOOR LANDING

Approached by turn-flight staircase from the hallway. There is a double glazed window to the side.

## BEDROOM TWO

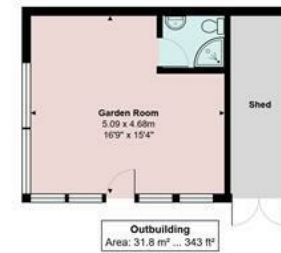
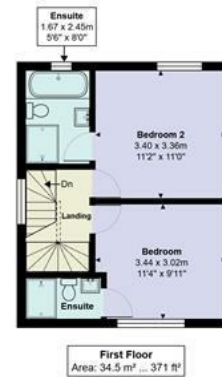
Double glazed window with radiator to the rear of the property with woodland and village views. TV aerial point.

## EN-SUITE BATH/SHOWER ROOM

Modern white suite comprising bath with shower mixer; wall mounted wash basin with drawers below; top flush WC. Walk-in shower with glass screen, overhead and hand shower. Fully tiled walls and floor, extractor fan. Frosted double glazed window to rear. Chrome heated towel rail.







**Park Road, Northaw, Potters Bar, EN6 4NU**

Total Area: 171.6 m<sup>2</sup> ... 1847 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only



## EN-SUITE SHOWER ROOM

White suite comprising large shower base with overhead and hand shower. Top flush WC. Wash basin with cupboard below. Tiled walls and floor. Extractor fan.

## SECOND FLOOR LANDING

Approached via turn flight staircase from first floor landing.

## BEDROOM ONE

Dual aspect room with panoramic views. Double glazed Velux skylights to the front. Velux windows have blackout blinds. Double glazed, double width Juliet balcony to the rear with woodland and village views. Double radiator. Bedside wall light points.

## BEDROOM THREE

Double glazed window to front with distant views and single radiator. TV aerial point.



| Energy Efficiency Rating                                                                                                                                   |  | Current                 | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|-----------|
|                                                                                                                                                            |  |                         |           |
| Meter energy efficient - lower running costs<br>95-100 A<br>85-94 B<br>75-84 C<br>65-74 D<br>55-64 E<br>45-54 F<br>35-44 G                                 |  |                         |           |
| Not energy efficient - higher running costs<br>1-34 G                                                                                                      |  |                         |           |
| England & Wales                                                                                                                                            |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                             |  | Current                 | Potential |
|                                                                                                                                                            |  |                         |           |
| Meter environmentally friendly - lower CO <sub>2</sub> emissions<br>200-249 A<br>180-200 B<br>160-180 C<br>140-160 D<br>120-140 E<br>100-120 F<br>80-100 G |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions<br>79-80 G                                                                                 |  |                         |           |
| England & Wales                                                                                                                                            |  | EU Directive 2002/91/EC |           |

### EN-SUITE BATHROOM

White suite comprising shower/bath with glass screen, overhead and hand shower. Pedestal wash basin. Top flush WC. Tiled walls and floor. Frosted double glazed window to rear. LED ceiling spotlights, extractor fan and chrome heated towel rail.

### EXTERIOR REAR

South and westerly aspect. Fully landscaped garden, mostly laid to lawn with flower and shrub borders and beds. Range of plants including great pines, palms, fruit trees and olive tree. Rail fencing. Full width and side patio with lamppost lanterns. Large, fully adjustable parasol with over 3m wide coverage, fully adjustable height and rotation. Twisting tarmac driveway. Access to the front via metal gate and block paved sideway. The rear of the garden has a detached timber frame home office.

### GARDEN ROOM/HOME OFFICE

Laminate wood effect flooring. Double glazed windows to side and front. Part double glazed casement door to front. Full lighting and power, electric panel radiator.



### EN-SUITE SHOWER ROOM

White suite comprising corner shower base with overhead and hand shower. Top flush WC. Pedestal wash basin. Continuation of laminate wood effect flooring Tiled wall. Remainder of the building is a garden storage shed.

### GARDEN STORAGE SHED

Large garden storage shed with external water point.

### EXTERIOR FRONT

Completely block paved for parking. External lighting points and gas meter which are retained by a privet hedge.

Tenure - Freehold. Council tax band E - Welwyn and Hatfield Council.

### Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



