



JR Sales & Letting

**Park Road  
Northaw**



**£565,000  
Freehold**



Charming three-bedroom link-detached house set on a generous 1/5th acre plot, featuring a stunning South East 126ft rear garden with views over rolling countryside, located in a peaceful semi-rural setting.

The property benefits from its own driveway, providing off-street parking for multiple vehicles, and offers significant potential to extend and modernise (subject to the usual planning permissions).

The ground floor accommodation comprises a dual-aspect living room and a kitchen/dining room. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, there is a good-sized lean-to, which incorporates an outside toilet and multiple storage rooms.

The nearby village offers a primary school, church, and beautiful countryside walks, while Cuffley (approximately 2 miles) and Potters Bar (approximately 3 miles) provide mainline stations with direct links into London.

A delightful home offering excellent potential, countryside views, and a highly sought-after semi-rural lifestyle.

- **Detached three-bedroom link-detached home**
- **Generous plot with impressive South/East approx. 126ft rear garden**
  - **Stunning views over rolling countryside**
  - **Peaceful and sought-after semi-rural location**
- **Own driveway with off-street parking for multiple vehicles**
- **Excellent potential to extend and modernise (STPP)**
  - **Dual-aspect living room filled with natural light**
    - **Kitchen/dining room ideal for family living**
  - **Three well-proportioned bedrooms and family bathroom**
  - **Useful lean-to with outside toilet and multiple storage areas**

#### **Front**

Block paved driveway providing parking for multiple vehicles. Laid lawn. Shrub and flower borders.

#### **Entrance**

Opaque double glazed entrance door to the:-

#### **Hallway**

Stairs to the first floor. Double radiator. Cupboard under the stairs housing the meters. Glazed doors to the:-

#### **Lounge**

Dual aspect room with a double glazed window to the front. Sliding double glazed doors to the rear. Radiator. Coving to ceiling. Feature gas fireplace. Shelving.

#### **Kitchen/Dining Room**

Double glazed windows to the rear. Radiator. Range of wall and base fitted units with rolled edge worksurfaces over incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Space and plumbing for dishwasher. Built in oven. Four ring gas hob. Stainless steel extractor fan and splash back over. Tiled splash backs. Laminate wooden floor. Opaque double glazed door to the outside. Door to:-

#### **Larder Cupboard/Utility Area**

Double glazed opaque window to the side. Wall mounted Valliant boiler. Space and plumbing for tumble drier and washing machine. Shelving.

#### **W.C.**

Built in low flush W.C. with push button flush. Opaque window.

#### **Outside Cupboard**

Sink with hot and cold taps. Power point. Glazed window.

#### **Storage Cupboard/Brick Built Shed**

Glazed window to the side.

#### **Upstairs Landing**

Double glazed window to the front. Access to loft space. Doors to:-

#### **Bedroom 1**

Double glazed window to the rear with lovely views. Radiator. Coving to ceiling. Range of fitted wardrobes and bed recess. Built in wardrobe.

#### **Bedroom 2**

Double glazed windows to the rear with fantastic views. Built in wardrobes. Coving to ceiling. Radiator.

#### **Bedroom 3**

Double glazed window to the front. Radiator. Coving to ceiling. Fitted wardrobes with bed recess.

#### **Bathroom**

Opaque double glazed window to the front. Low flush W.C.

with push button flush. Pedestal wash hand basin with mixer tap. Panel bath with mixer valve, hand attachment and electric power shower. Extensively tiled walls. Extractor fan. Coving to ceiling. Wooden floor. Radiator.

#### **South/East Facing Garden**

approx 126' x 41'

Open Lean-To. Timber decking area with timber balustrade. 1/5th Acre. Mainly laid to lawn with shrub and flower borders.

#### **Northaw Village Life**

Northaw is a charming and well-established village offering a wonderful balance of countryside surroundings and convenient access to nearby towns. At the heart of the village are two popular pub/restaurants, a historic church, village hall, scout hut and a well-regarded primary school and the local riding school adds to its rural appeal. For everyday amenities and excellent transport connections into London, both Cuffley Village and Potters Bar are within easy reach, each offering mainline train services and a wide range of shops and facilities. The village enjoys a vibrant calendar of events hosted at nearby Farmland Fields, including outdoor cinema evenings, camel racing, The Dog Run and the annual Steam Fair, creating a strong sense of community throughout the year. Northaw's Community Orchard further enhances village life with a picnic area and yurt for children's parties, alongside seasonal summer fairs, Apple Day and traditional Wassail celebrations, as well as bat watching evenings and volunteering days. The orchard is home to fruit trees, a honey bee hive and a family forestry school, offering engaging outdoor experiences for all ages. Altogether, Northaw offers a unique blend of rural charm, community spirit and excellent connectivity, making it an ideal setting for families and those seeking a peaceful yet well-connected lifestyle.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.





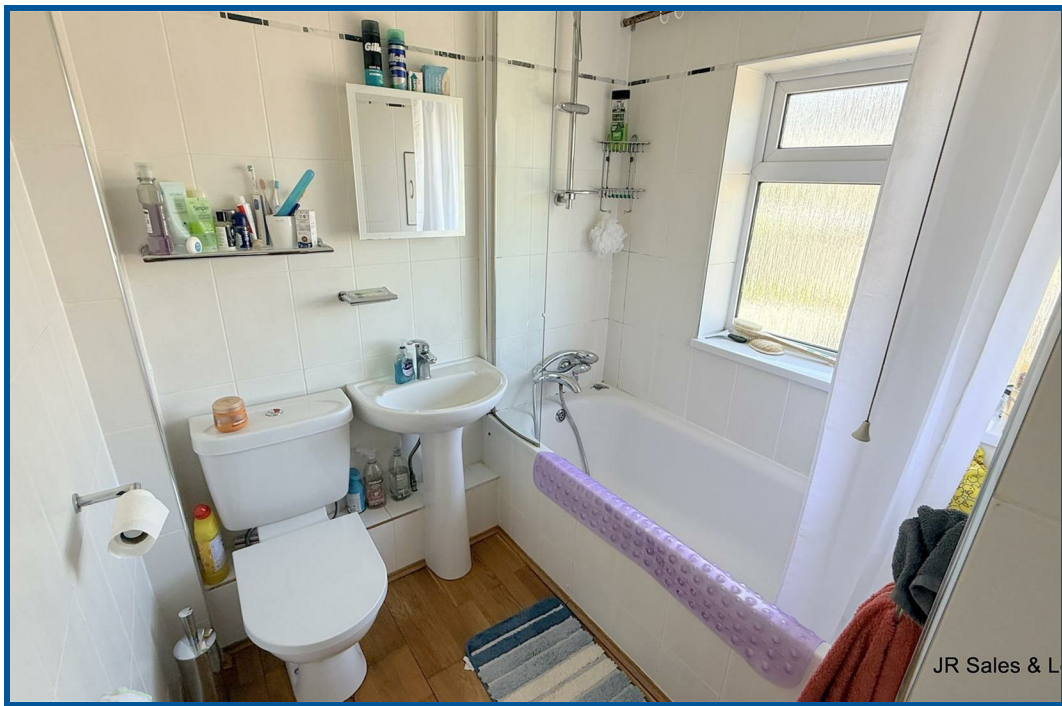








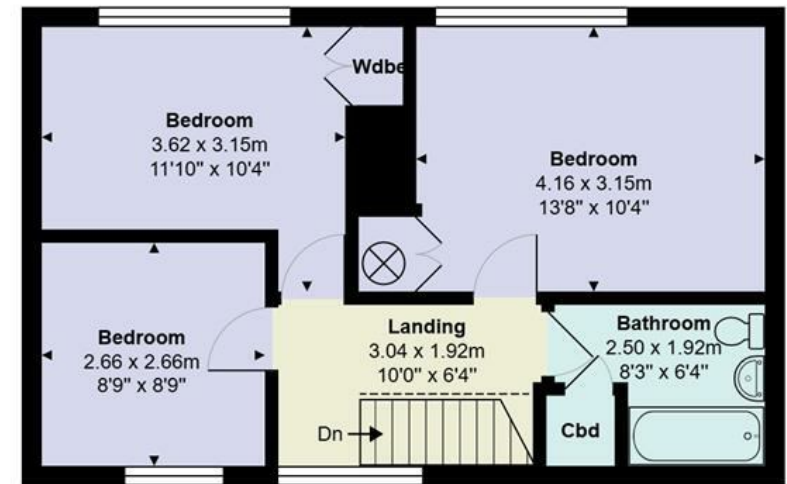
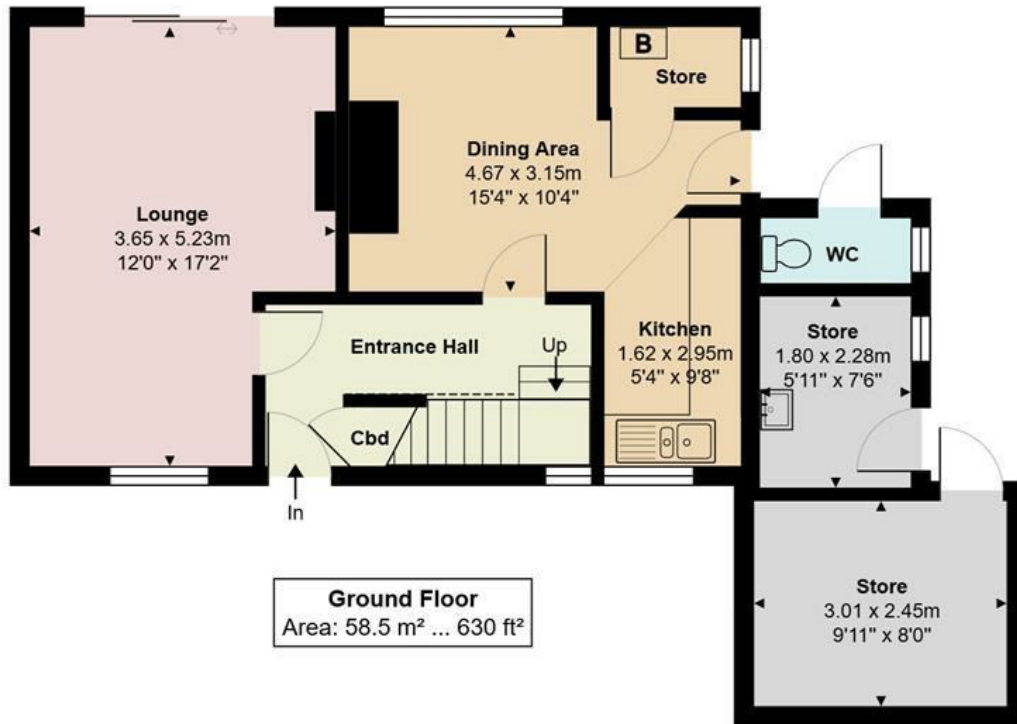












**Park Road, Northaw, Potters Bar, EN6 4NU**

Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>

All measurements are approximate and for display purposes only

