



**Northaw Road West
Northaw**



**£449,950
Freehold**

Chain Free Sale - A well presented two bedroom house with private off-street parking to the front via its own driveway, set in a desirable semi-rural location facing open fields and backing onto an orchard. The accommodation comprises a charming living room with feature fireplace, creating a warm and inviting space to relax, and a modern kitchen/dining room with breakfast bar, ideal for both everyday living and entertaining. Upstairs there are two double bedrooms and an exceptional family bathroom complete with a deep bath and separate enclosed shower. The standout feature of this property is the stunning 175ft rear garden, beautifully arranged with paved patio and decking areas, leading to a spacious lawn with a summer house and play area at the far end, forming a wonderful sun trap and perfect retreat for both relaxing and family enjoyment. Potential for loft room and extension STPP

- **Chain free sale**

- **Well presented two double bedroom Freehold House**

- **Private off-street parking via own driveway**

- **Semi-rural location facing open fields & Backing onto an orchard**

- **Village Life**

- **Charming living room with feature fireplace**

- **Modern kitchen/dining room with breakfast bar**

- **Potential to extend & loft conversion STPP**

- **Exceptional family bathroom with deep bath & enclosed shower**

- **Stunning 175ft rear garden with patio, decking, spacious lawn, summer house & play area forming a wonderful sun trap**

Northaw Village - Strong Community Spirit

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, while a monthly Farmers' Market brings residents together 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.

Front

Private block paved driveway with parking for multiple details. Path and steps down to the front door with a further block paved area with water tap, electric point, and wall light.

Entrance

Composite opaque double glazed entrance door to the:-

Entrance Hallway

Stairs to first floor. Radiator. Laminate wooden floor. Glazed door to the:-

Living Room

Double glazed window to the front. Double radiator.

Coving to ceiling. Laminate wooden flooring. Feature fireplace with gas real flame effect fire with cast iron inset and wooden surround. Cupboard under stairs housing the meters and additional storage. Glazed door to the:-

Kitchen/Dining Room

Double glazed windows to the rear overlooking the garden. Double glazed door to the patio. Laminate wooden floor. Range of off white shaker style wall and base fitted units with rolled edge worksurfaces over. Stainless steel 1 1/2 bowl sink with mixer tap and drainer. Four ring gas hob with extractor fan over. Stainless steel splash back. Built in double oven. Integrated fridge and freezer. Integrated washer/dryer. Integrated dishwasher in larder cupboard. Tiled splash backs. Wine rack.

Garden

Mainly laid to lawn with shrub and flower borders. Large Indian sandstone patio area and decking. Power point. Lighting. Water tap. Timber summer house to the rear with power connected. Rear garden area and gate to the community orchard.

First Floor Landing

Access to loft space. Doors to:-

Bedroom One

Double glazed window to the front. Radiator. Coving to ceiling. Glazed door to a:-

Walk-In Wardrobe

Hanging space. Double glazed window to the front. Coving to ceiling.

Bedroom 2

Double glazed window to the rear overlooking to the garden with lovely views of Cuffley. Radiator.

Bathroom

Opaque double glazed window to the rear. Low flush W.C. with push button flush. Double ended deep filled bath with mixer tap. Pedestal wash hand basin with mixer tap. Tile enclosed quadrant shower cubicle with mixer valve and hand attachment. Chrome towel radiator. Inset spotlights. Coving to ceiling. Extensively tiled walls and flooring in complimentary ceramics. Wall mounted mirror/cabinet. Shaver socket.

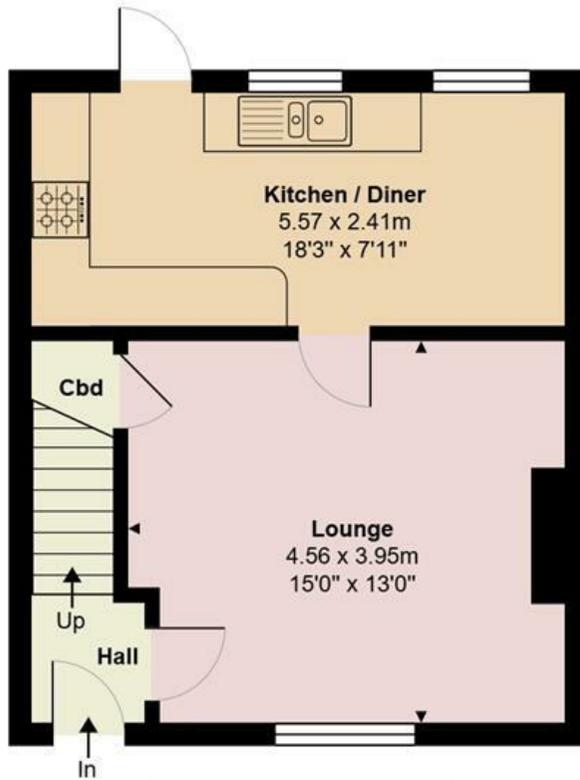




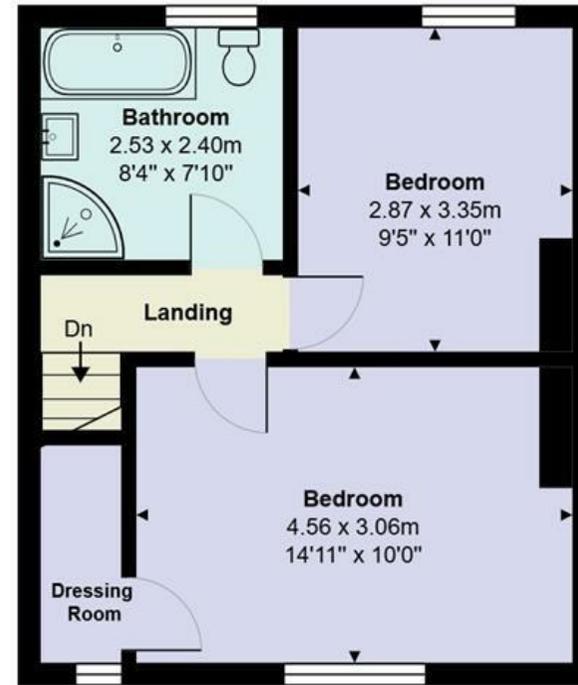








Ground Floor
Area: 36.3 m² ... 391 ft²



First Floor
Area: 36.5 m² ... 393 ft²



Northaw Road West, Northaw, EN6 4NP

Total Area: 72.8 m² ... 784 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

87

67

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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