



**Park Road
Northaw**



**£464,950
Freehold**

Chain Free – Charming 3-Bedroom End-Terrace Home in a Semi-Rural Setting Set in a peaceful semi-rural position, this well maintained and nicely presented three-bedroom end-terrace home enjoys a scenic location with wonderful views and local wildlife on your doorstep. Positioned at the end of a pathway, the property offers excellent potential for extension (subject to planning permission) and benefits from an immaculate wrap-around garden, ideal for outdoor living. The accommodation comprises a dual-aspect living room, separate dining room, kitchen, and adjoining store room with scope to create one open-plan space. Upstairs are three good-sized bedrooms with built-in cupboards, a shower room and separate WC. Double glazing and an upgraded boiler provide comfort and efficiency. The nearby village offers a primary school, church and beautiful country walks, while Cuffley (approx. 2 miles) and Potters Bar (approx. 3 miles) provide mainline stations with direct links into London. A delightful home offering potential, views and a sought-after semi-rural lifestyle.

- **Chain free – no onward chain**

- **Peaceful semi-rural setting with scenic views and abundant wildlife**
- **Three good-sized bedrooms with built-in cupboards**
- **Dual-aspect living room and separate dining room**
 - **Kitchen with adjoining store room – potential to create open-plan Kitchen/Diner**
 - **Shower room and separate WC**
- **Immaculate wrap-around garden with space to extend (STPP)**
- **Double glazing and upgraded boiler for comfort and efficiency**
- **Village amenities nearby, including a primary school, church, pub and beautiful country walks**
- **Excellent transport links – 2 miles to Cuffley Village & station, 3 miles to Potters Bar station**

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, 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.

Entrance

Opaque double glazed UPVC entrance door with matching side windows to the:-

Hallway

Stairs to first floor. Doors to:-

Living Room

19'1 x 10'2

Dual aspect room with double glazed windows to the front and rear. Coving to ceiling. Double radiator. Gas fire. Wall lights.

Dining Room

11'3 x 8'2

Double glazed window to the front. Radiator. Coving to ceiling. Door to:-

Kitchen

10'4 x 10'2

Two double glazed windows to the rear. Opaque double glazed door to the inner porch. Comprises of wall and base fitted units with rolled edge work surfaces over. Double drainer stainless steel sink. Plumbing and spaces for washing machine, tumble drier, freestanding cooker, freestanding fridge/freezer. Built in cupboard under the stairs housing the meters. Part tiled walls.

Inner Lobby

Opaque double glazed UPVC door to the rear and a door into:-

Built-in Storage Cupboard

10'6 x 4'

Double glazed window to the front. Power and lighting. Could be incorporated into the kitchen subject to building regs.

First Floor Landing

Double glazed window to the rear. Radiator. Coving to ceiling. Access to loft space. Built in airing cupboard housing the immersion cylinder. Doors to:-

Bedroom 1

11'2 x 10'7

Double glazed windows to the rear with beautiful views over the countryside. Radiator. Coving to ceiling. Built in storage cupboard/wardrobe.

Bedroom 2

10'2 x 12'4

Double glazed window to the rear. Radiator. Coving to ceiling. Built in cupboard.

Bedroom 3

8'5 x 8'2

Double glazed window to the front. Radiator. Built in storage cupboard housing a Worcester Bosch boiler.

Shower Room

Opaque double glazed windows to the front. Chrome towel radiator. Walk in double shower cubicle with mixer valve, hand attachment and riser. Vanity wash hand basin with mixer tap and cupboards under. Extensively tiled walls an inset spotlights to the ceiling.

W.C.

Opaque double glazed window to the front. Low flush W.C. with push button flush. Inset spotlights to ceiling. Extensively tiled walls.

Wrap-around Garden

Brick built storage cupboard. Mainly laid to lawn with attractive shrub and flower boarders and fruit trees. Concrete pathways and hardstanding. Hedgerow edgings.

Parking

There is no off street parking. Ideal location for people with pets and young children to play in safety,

Agents Notes

The roof was completely replaced in 2024. Similar properties in the road that have knocked the store room and kitchen into one and also the dining room to make a contemporary open planned kitchen/diner. The boiler has been replaced at some point to a Worcester. The front of the property facing out to the countryside and views, however the owners used the rear of the house as the main entrance and viewings will be conducted from this entrance, we have erected a For Sale board to help identify this entrance.

WHAT THREE WORDS

earth.award.foster These words will take you to the rear entrance gate.



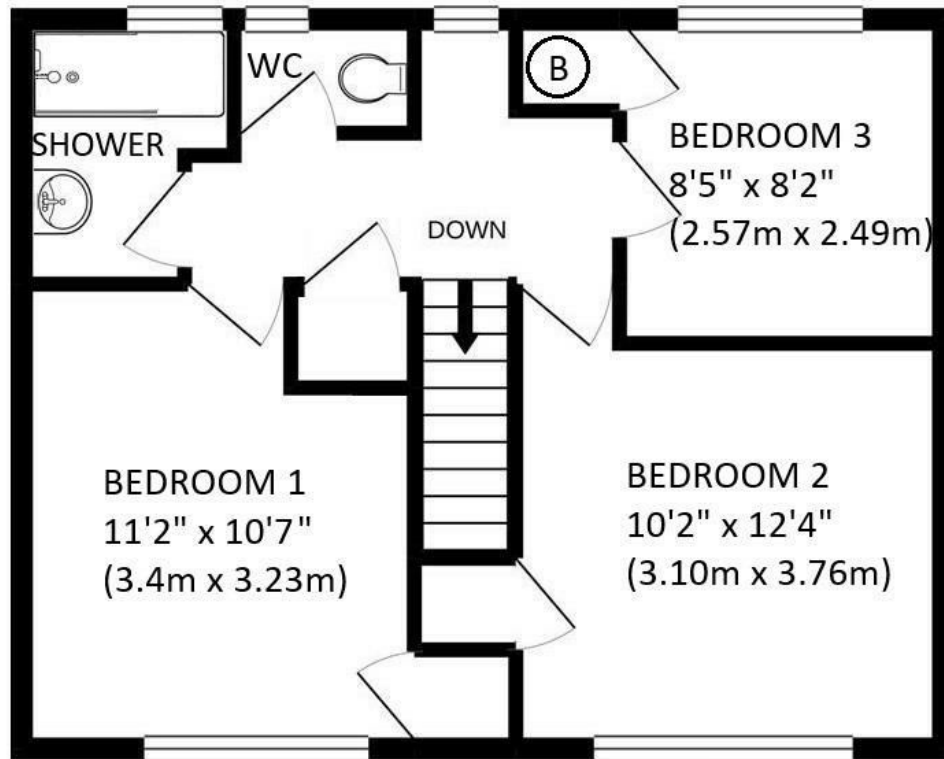




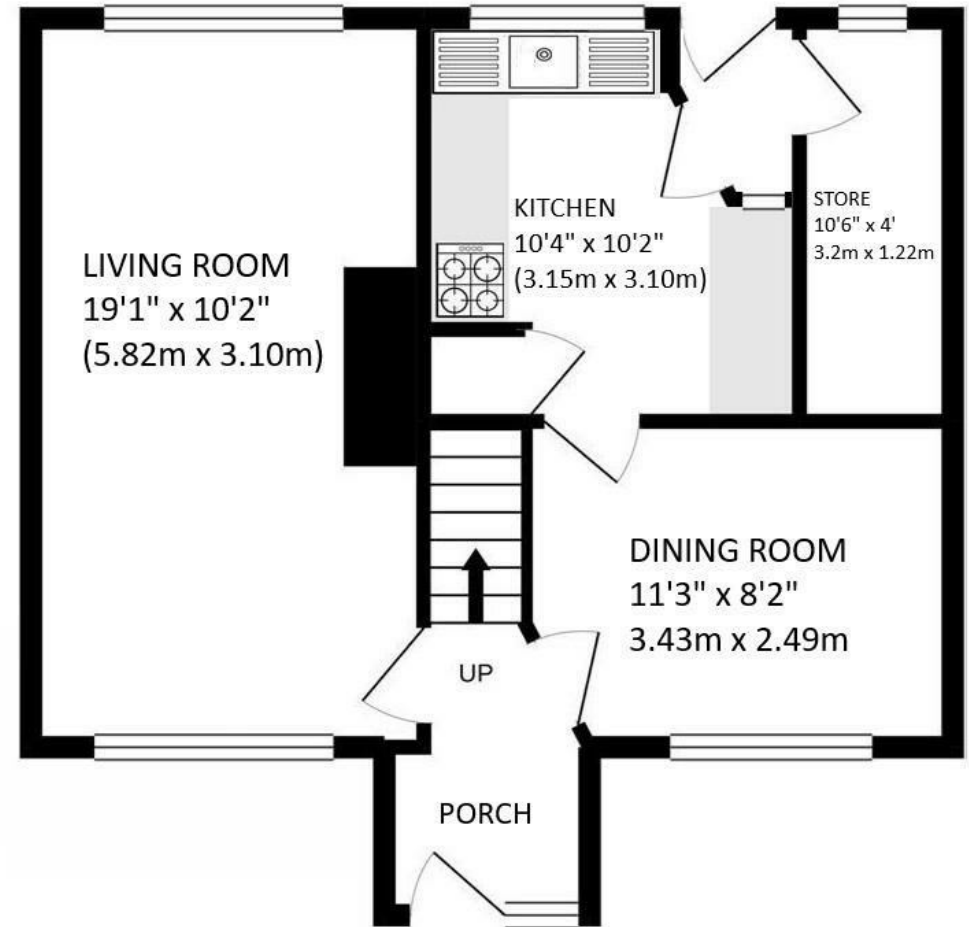




1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

