



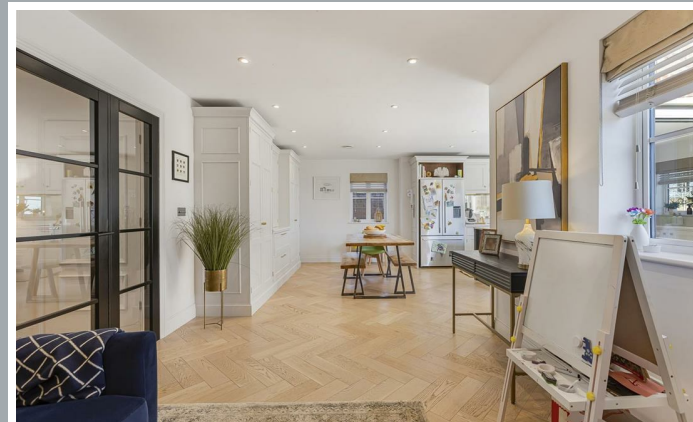
Northaw House, Coopers Lane, Northaw

EN6 4FG

Offers Over £1,500,000



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The Farm House, Northaw House Coopers Lane, Northaw, Hertfordshire, EN6 4FG

An exceptional detached family home built to a high specification just a few years ago located within this exclusive gated development in the grounds of Northaw House. The stylish accommodation comprises of a spacious entrance hall with downstairs wc, a large living room, study/play room and an open plan kitchen/Dining/Snug. On the first floor, there are 4 good size bedrooms, a family bathroom, laundry area and large en-suite shower room and dressing area to the main bedroom. Externally, the gardens offer excellent entertaining space and play areas for children. The detached double garage has been repurposed with a large gym, home office and storage. The upgraded specification includes herringbone flooring throughout the ground floor, underfloor heating throughout, air filtration system integrated throughout, air conditioning to the main bedroom & playroom and NHBC cover with approximately 7 years remaining. Call today to view.

The Farmhouse is situated in the grounds of Northaw House, extending to 30 acres of rolling countryside with views across the London skyline, within the highly desirable and affluent village of Northaw, this property enjoys a prime location just moments from Cuffley. The village offers an excellent selection of restaurants, traditional pubs, coffee shops and local stores, providing all essential day-to-day amenities. Cuffley mainline station offers convenient services to Moorgate (approximately 35 minutes) and Finsbury Park (approximately 25 minutes). The area is also renowned for its excellent choice of both state and independent schools, including Cuffley Primary School, Goffs Academy, Chancellors, Queenswood, Stormont and Lochinver.



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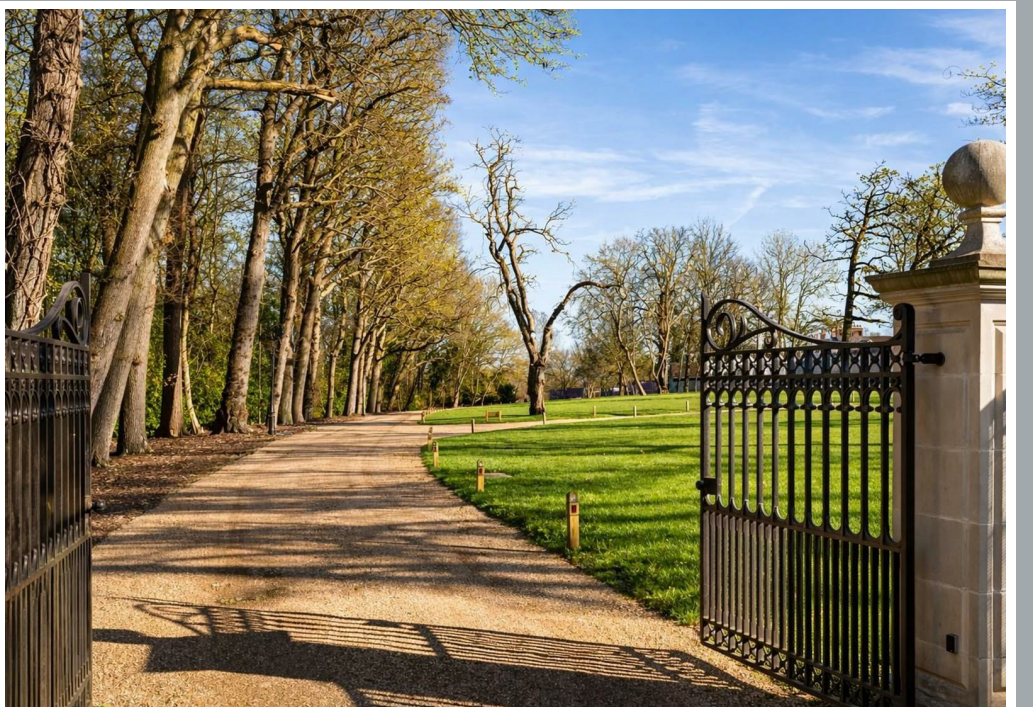
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**Approximate Gross Internal Area 2177 sq ft - 202 sq m
(Excluding Garage)**

Ground Floor Area 1081 sq ft – 100 sq m

First Floor Area 1096 sq ft – 102 sq m

Garage Area 414 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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