

Northaw Road West, Northaw, EN6 4NR



Price: Offers Over £1,100,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** CHAIN FREE****

A truly stunning 4 bedroom detached family home backing onto farmland with panoramic views. This property sits on a south facing plot approaching a ¼ of an acre backing onto open farmland with a deep frontage there is a private driveway providing off street parking for numerous vehicles. The property features bright and spacious rooms throughout and can only be appreciated with an internal viewing.

- 4 BEDROOM DETACHED FAMILY HOME
- CHAIN FREE
- BRIGHT & SPACIOUS ROOMS THROUGHOUT
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- GROUND FLOOR CLOAKROOM
- SOUTH FACING PLOT APPROACHING A ¼ OF AN ACRE
- BACKING ONTO FARMLAND WITH PANORAMIC VIEWS
- DEEP FRONTAGE
- PRIVATE DRIVEWAY

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FEATURES

DESCRIPTION

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ACCOMMODATION

LARGE ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN
GROUND FLOOR CLOAKROOM
STUDY/ BEDROOM

FIRST FLOOR

LARGE OPEN LANDING WITH STORAGE UNITS
4 GOOD SIZED BEDROOMS - one with En-Suite
FAMILY BATHROOM

¼ OF ACRE SOUTH FACING REAR GARDEN
DOUBLE GARAGE
PRIVATE DRIVEWAY

LOCATION

This property is situated on Northaw Road West which is the main road through Northaw Village. There are many beautiful walks close by and there is a bus that runs through this village every hour. Potters Bar, Cuffley and Brookmans Park all have mainline railway stations and are only a short drive away. Access to the M25 and A1(M) is also close by. There are many other schools within a short drive away including Lochinver House, Stormont, Queenswood and Dame Alice Owen's.

LOCAL AUTHORITY

Welwyn Hatfield Council

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

VIEWINGS

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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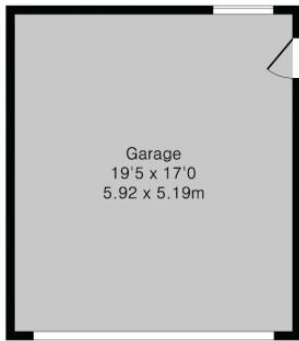
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**Approximate Gross Internal Area 1912 sq ft - 177 sq m
(Excluding Garage)**

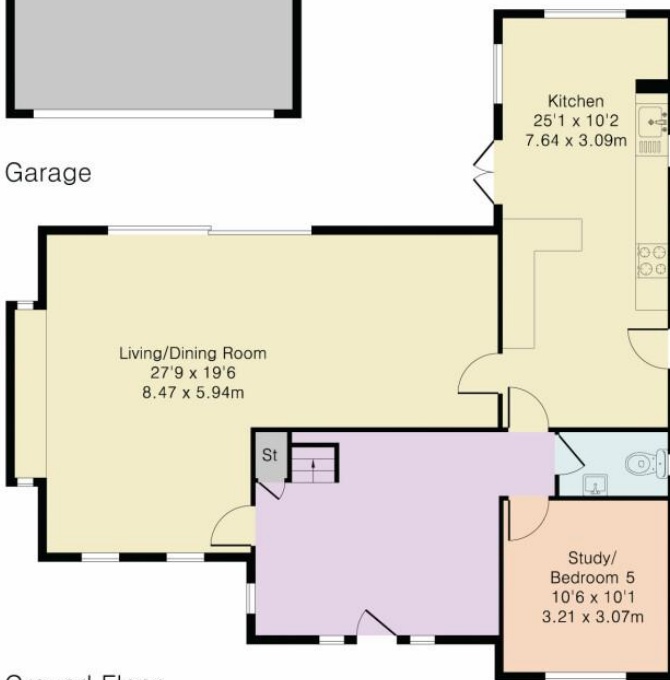
Ground Floor Area 1046 sq ft – 97 sq m

First Floor Area 866 sq ft – 80 sq m

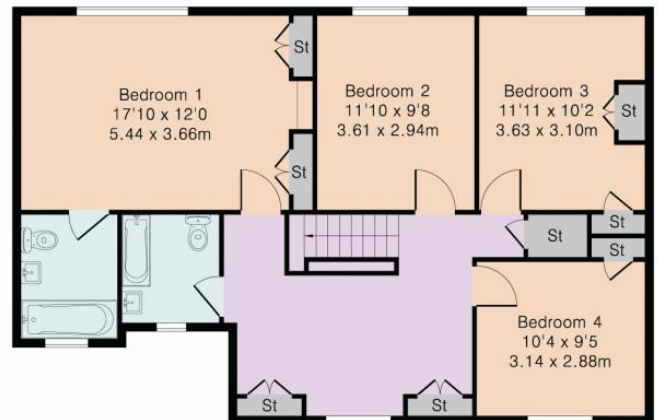
Garage Area 331 sq ft – 31 sq m



Garage



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

