

Northaw Road West, Northaw, EN6



Price: £499,999
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Situated in the heart of this beautiful village is this 4 bedroom 2 bathroom family home which benefits from a 160 ft rear garden, off street parking and has been extended in the loft. An early viewing is highly recommended to avoid missing out on this great home.

- 4 BEDROOM EXTENDED HOUSE
- 2 BATHROOMS
- 160FT REAR GARDEN
- UTILITY /CLOAKROOM
- COMMUNITY ORCHARD AND COUNTYSIDE VIEWS
- TIMBER GARDEN SHED

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FEATURES

DESCRIPTION

Situated in the heart of this beautiful village is this 4 bedroom 2 bathroom family home which benefits from a 160ft rear garden, off street parking and has been extended in the loft. An early viewing is highly recommended to avoid missing out on this great home.

ACCOMMODATION

LOUNGE
KITCHEN
UTILITY/CLOAKROOM
4 BEDROOMS
FAMILY SHOWER ROOM
BATHROOM
160FT REAR GARDEN
COMMUNITY ORCHARD
OFF-STREET PARKING

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 D.

VIEWING

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. You need to provide us with the following documents:

- * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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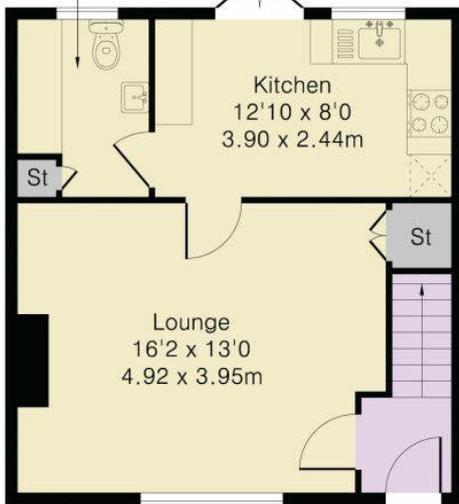
Approximate Gross Internal Area 1022 sq ft – 95 sq m

Ground Floor Area 394 sq ft – 37 sq m

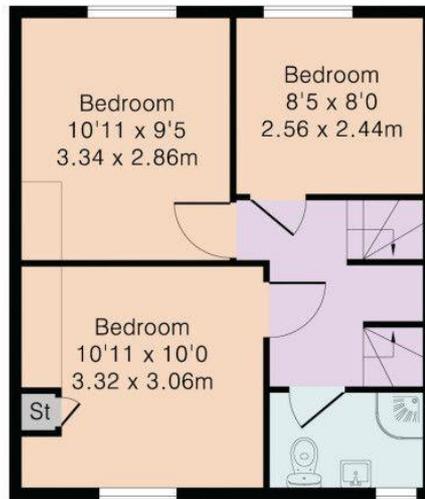
First Floor Area 370 sq ft – 34 sq m

Second Floor Area 258 sq ft – 24 sq m

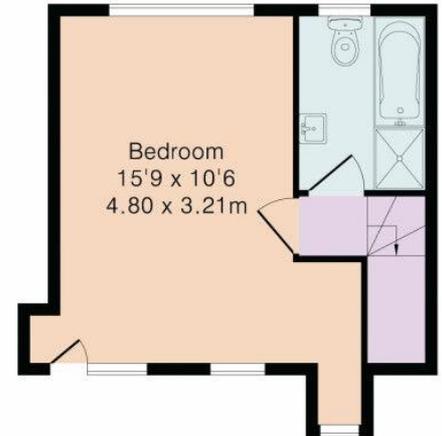
Utility/Cloakroom
7'11 x 5'3
2.42 x 1.60m



Ground Floor



First Floor



Second 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.

