

**Price: £1,200,000
Freehold**

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



A truly stunning 4 bedroom detached character home, built in 1880 and restored by the current owners to a high specification. The bright and spacious accommodation is set on 2 floors. On the ground floor there are 3 reception rooms, kitchen/dining room, a utility room, ground floor cloakroom and an integral garage. The first floor comprises the Principal Bedroom with en-suite, walk-in dressing room and large roof terrace, 3 further bedrooms (one with en-suite) and family bathroom. Externally there is a beautiful 30M X 20M rear garden, fantastic purpose-built home office/gym and a quaint Victorian Summerhouse with terrace and W.C.

- STUNNING 4 BEDROOM DETACHED PERIOD HOME
- 3 RECEPTION ROOMS
- KITCHEN/DINING ROOM
- UTILITY ROOM
- INTEGRAL GARAGE
- 2 EN-SUITES AND ROOF TERRACE
- WELL MAINTAINED 30M X 20M REAR GARDEN
- VICTORIAN SUMMERHOUSE WITH TERRACE AND WC
- PURPOSE-BUILT GYM/HOME OFFICE
- OFF-STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
GROUND FLOOR CLOAKROOM
OFFICE/LIBRARY
LIVING ROOM
KITCHEN/DINING ROOM
UTILITY ROOM
INTEGRAL GARAGE

FIRST FLOOR

PRINCIPAL BEDROOM WITH EN-SUITE, WALK IN WARDROBE AND TERRACE
3 FURTHER BEDROOMS (1 WITH EN-SUITE)
FAMILY BATHROOM

30M X 20M REAR GARDEN

VICTORIAN SUMMER HOUSE WITH CLOAKROOM AND TERRACE
PURPOSE-BUILT GYM/HOME OFFICE
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. 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. Northaw Church of England School and Squiggles Pre-School are within walking distance.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE 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 £15 plus vat per person..

The White House, Northaw Road West, Northaw, EN6 4NW



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Approximate Gross Internal Area 2960 sq ft – 275 sq m
Ground Floor Area 1525 sq ft – 141 sq m
First Floor Area 1209 sq ft – 113 sq m
Outbuilding Area 226 sq ft – 21 sq m



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.

