

The Ridgeway, Northaw, EN6



**Price: £1,500,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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Situated in this sought after location is this superb 4 bedroom detached family home. It comprises of just over 2,700 sq ft of accommodation. With 4/5 reception rooms and utility room this property is a wonderful home with scope to extend further (stpp). The property benefits from a guest cloakroom on the ground floor with an en-suite and family bathroom on the first floor. The 200ft south facing garden is beautiful and there are panoramic views over London. There is a carriage driveway and double garage. Book an internal viewing to avoid disappointment.

- SUPERB 4 BEDROOM DETACHED FAMILY HOME
- SCOPE TO EXTEND FURTHER (STPP)
- 4/5 RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- OVER 2,700 SQ FT OF ACCOMMODATION
- CARRIAGE DRIVEWAY
- 200FT SOUTH FACING REAR GARDEN WITH PANORAMIC VIEWS OF LONDON
- DOUBLE GARAGE

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#### **DESCRIPTION**

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#### **ACCOMMODATION**

ENTRANCE HALLWAY  
LOUNGE  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM  
GARDEN ROOM  
BEDROOM  
DINING ROOM  
STUDY  
GROUND FLOOR CLOAKROOM

#### **FIRST FLOOR**

3 BEDROOMS - ONE WITH EN-SUITE AND DRESSING ROOM  
FAMILY BATHROOM  
200FT SOUTH FACING GARDEN WITH PANORAMIC VIEWS OVER LONDON  
DOUBLE GARAGE  
CARRIAGE DRIVEWAY

#### **LOCATION**

The Ridgeway, Northaw, extends into The Ridgeway, Cuffley and is generally regarded as one of Hertfordshire's premier locations with many of the properties on the southern side (including this one) having unrivalled views over green belt countryside, and within walking distance is Northaw's Great Wood. Cuffley village is a short drive with a range of shops, restaurants and mainline train station serving London's King Cross and Moorgate. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby. Chancellors Secondary School is also close by and there is a school bus which goes directly from The Ridgeway to the school.

#### **SERVICES**

Gas central Heating and Mains Drainage.  
Council Tax Band G.

#### **LOCAL AUTHORITY**

Welwyn and Hatfield

#### **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 License, National Identity Card), \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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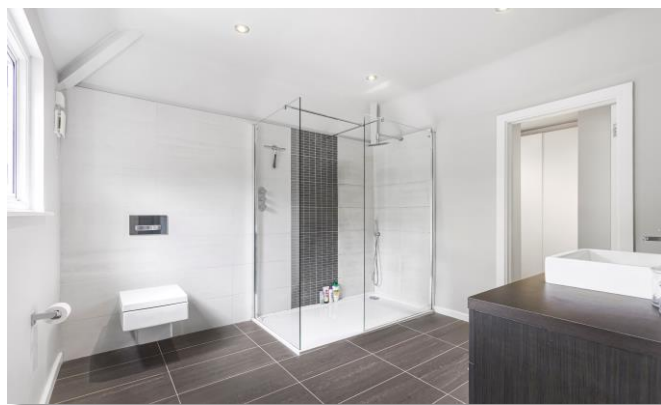


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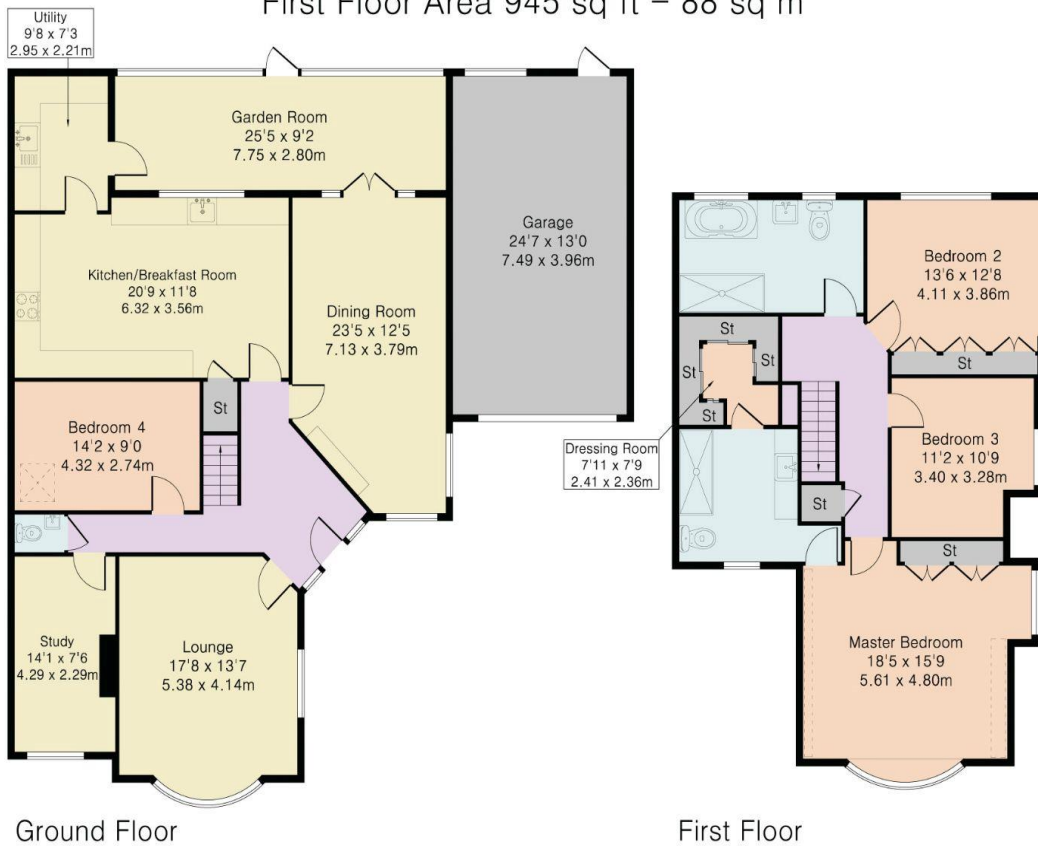
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Approximate Gross Internal Area 2735 sq ft – 254 sq m  
Ground Floor Area 1790 sq ft – 166 sq m  
First Floor Area 945 sq ft – 88 sq m



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.

