



Vineyards Road
Northaw EN6

16 Vineyards Road

Northaw EN6 4PA

A wonderful detached four bedroom residence offering circa 2113 sq ft. of versatile accommodation.

The house benefits from a large hallway with a split level lounge with wooden beams allowing for a vaulted effect ceiling, spacious dining area, family room, study, kitchen/breakfast room, utility room and guest cloakroom. Galleried landing upstairs with 4 bedrooms with the principal benefiting from an ensuite bathroom room and a family shower room.

The lovely southerly facing rear garden has a paved seating area ideal for outdoor entertaining with the remainder laid mainly to lawn, side access gates. The frontage is block paved providing off street parking for several cars with a car charging point.

Located in the village of Northaw, a pretty village set within open countryside yet only around 10 minutes from the larger town centres of Potters Bar and Cuffley. The house is well situated for excellent local amenities as well as communications including road, rail and air. Comprehensive shopping and recreational facilities can be found at nearby Potters Bar and Cuffley. Cuffley station is within 1.5 miles and provides a frequent commuter train service to Moorgate, taking approximately 33 minutes. Potters Bar train station is within 2 miles, providing a fast train to London Kings Cross, taking around 16 minutes.

Communications by road are excellent with the M25 being within 3 miles, providing fast access to London and London Heathrow Airport. The A1M is within around about 5 miles. London Luton Airport, with its excellent private jet facilities, is around 20 miles away, with Heathrow being within 40 miles and Stansted around 31 miles. London City airport is also only 29 miles away.

Highly respected schools in the area include Stormont girls preparatory school, Queenswood girls school, Haileybury, St Albans High School, St Albans School, Lochinver House boys school, Dame Alice Owens School and Haberdashers. There are a number of championship golf courses in the area including Brookmans Park Golf Club, Brickendon Grange, Hadley Wood and Brocket Hall.







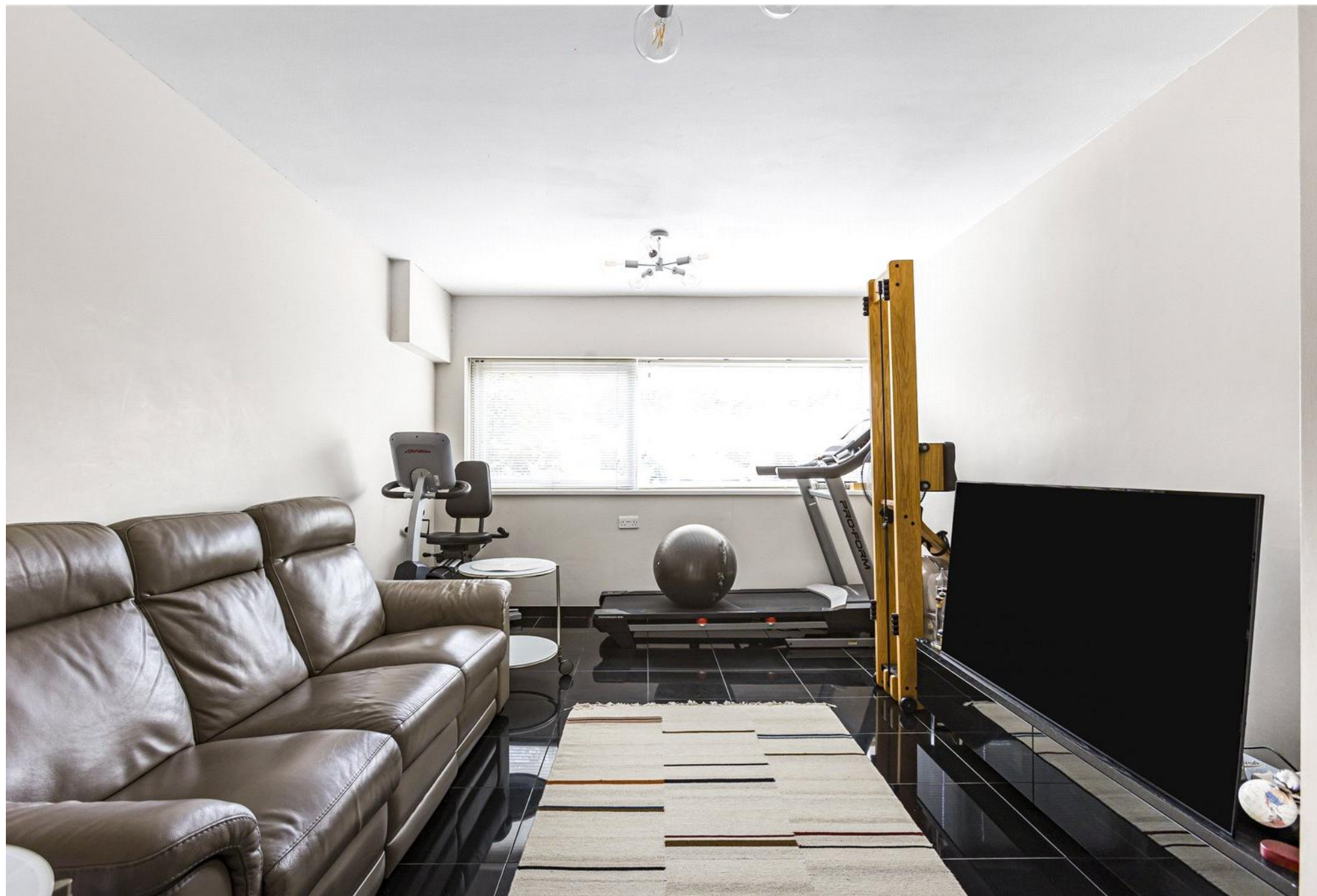
















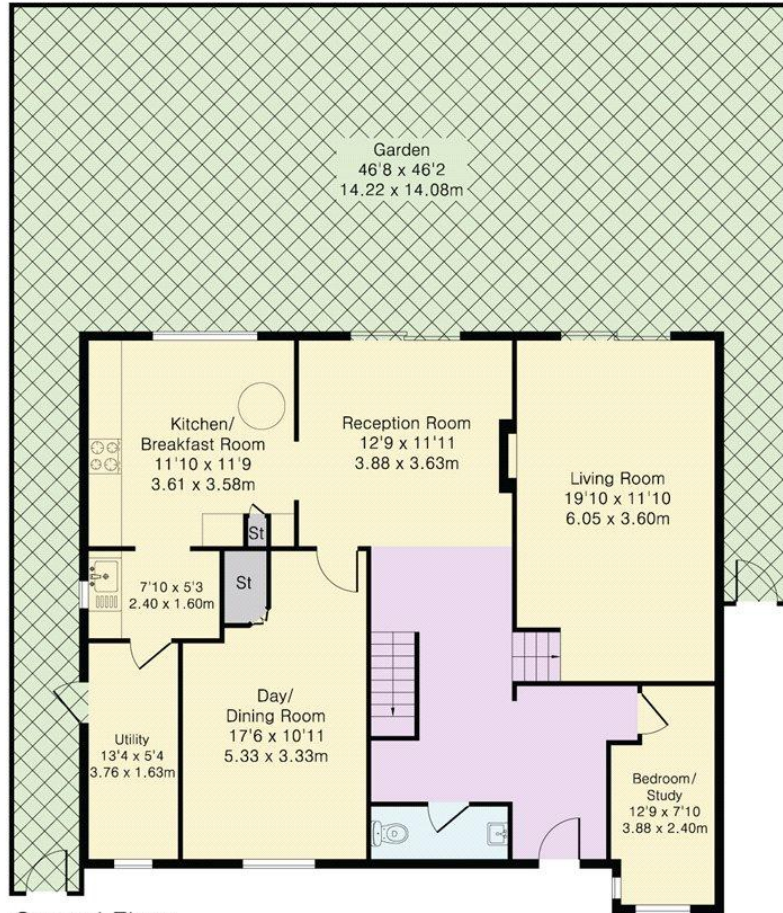




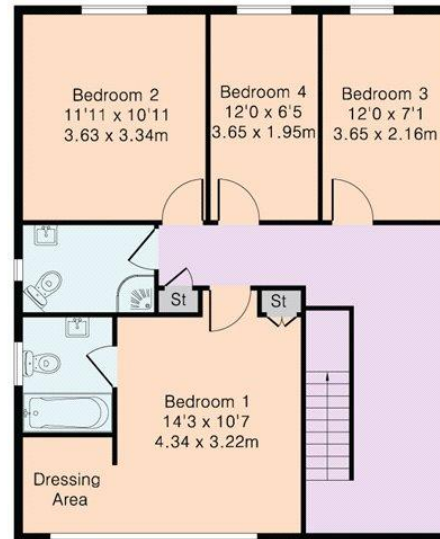
Local Authority:
Welwyn & Hatfield
Council Tax Band: G
FREEHOLD

Approximate Gross Internal Area 2113 sq ft – 196 sq m
Ground Floor Area 1155 sq ft – 107 sq m
First Floor Area 763 sq ft – 71 sq m
Underfloor Storage Area 195 sq ft – 18 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Underfloor Storage

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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