



Lagern
Vineyards Road

Lager, Vineyards Road, Northaw EN6 4PH

A beautifully presented home in this highly sought after location. The property offers spacious accommodation ideal for family living with the impressive living room with Inglenook fireplace and the double aspect dining room with its vaulted ceiling and individually sourced beams particular features.

The house is approached via an extensive driveway which leads to a garage and the accommodation comprises a welcoming entrance hall, 3 receptions, kitchen/breakfast room, conservatory & utility room.

On the first floor are 4 bedrooms with en-suites to 2 of the bedrooms, a dressing area to bedroom 3 and a family bathroom. From the rear bedrooms are far-reaching countryside views.

The property is set on approximately 0.7 acres of landscaped grounds which adjoin farmland offering delightful countryside views.

The amenities of Cuffley, Potters Bar and Brookmans Park are all within easy excess and include a host of shops, restaurants and rail stations giving fast services into London.



















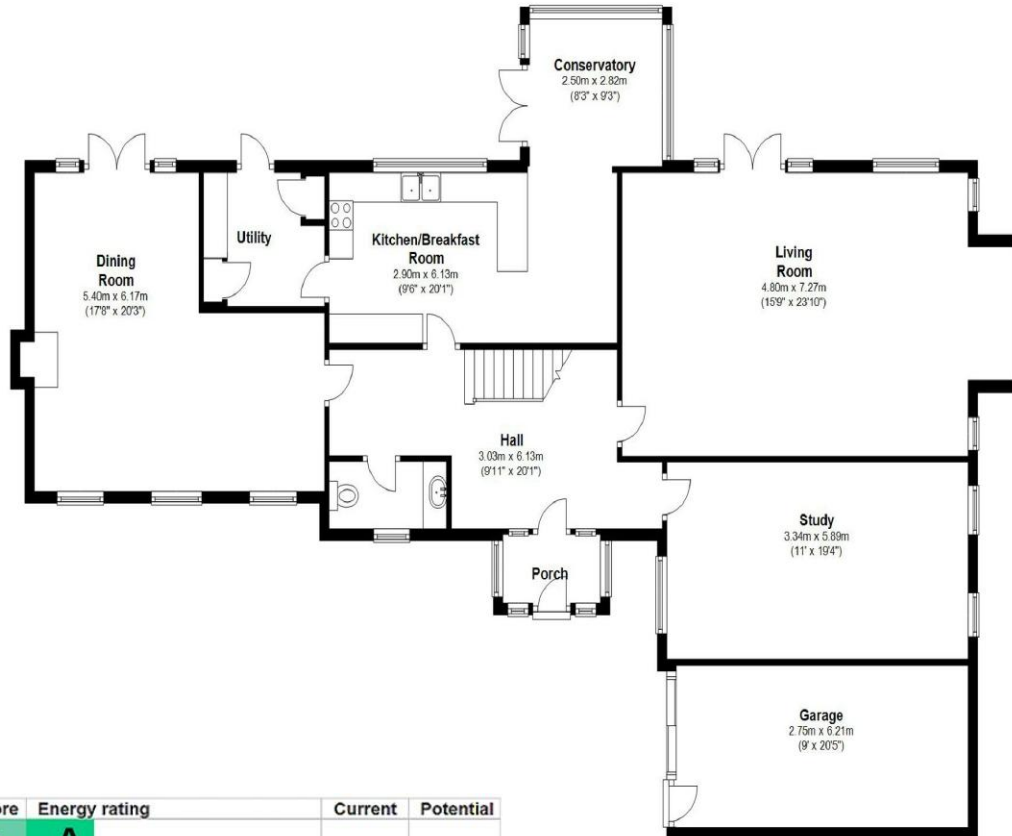






Ground Floor

Approx. 157.9 sq. metres (1699.6 sq. feet)



First Floor

Approx. 109.1 sq. metres (1174.8 sq. feet)



Total area: approx. 267.0 sq. metres (2874.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Local Authority:
Welwyn & Hatfield
Council Tax Band: H
Tenure: FREEHOLD

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.



**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com