

The Ridgeway
Northaw, Hertfordshire, EN6 4BG
Price £1,350,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 3 | Receptions 1





97 The Ridgeway
Northaw, Hertfordshire
EN6 4BG

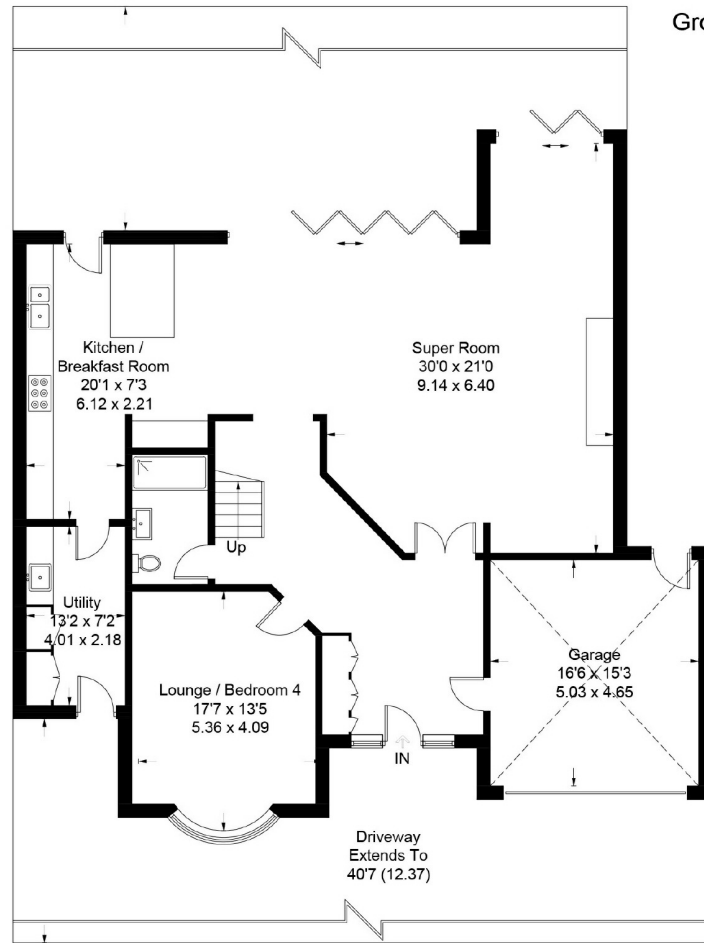


Offered chain free is this stunning completely renovated turn key detached family home situated on The Ridgeway, Northaw, one of Hertfordshire's most sought after locations.

This well presented home has been completely refurbished throughout by the current owner and offers stunning views across the local countryside and the London skyline beyond. The property is arranged over two floors and comprises versatile family living accommodation. To the ground floor is a spacious reception hall, open planned contemporary bespoke fitted kitchen and super-sized room with bi-folding doors leading out to the magnificent terrace and rear garden. There is also a separate utility room, cloakroom with shower, lounge/ bedroom 4. On the first floor there is a stunning master bedroom suite with en-suite shower room, dressing room and bi-folding doors providing magnificent views across the rear garden, countryside and London. There are two further good sized bedroom and a separate family bathroom. The property is fitted with CCTV to the front and rear. Externally, the property benefits from a stunning 200ft rear garden, paved driveway to the front providing off street parking for numerous vehicles with a remote controlled electric gate and integral roller shutter double garage.

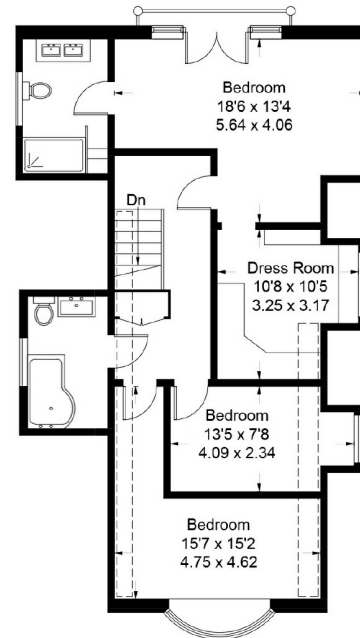
Location: The Ridgeway, Northaw, extends into The Ridgeway, Cuffley and is generally regarded as one of Hertfordshire's premier locations with many of the properties on the southern side (including this one) having unrivalled views over green belt countryside. Cuffley village centre is approximately a two-minute drive with a range of shops, restaurants and mainline train station serving London's King Cross and Moorgate and within walking distance is Northaw's Great Wood. The area is ideal for walking and horse riding, whilst other recreational amenities include a selection of golf clubs and Cuffley Tennis club. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby.





Ground Floor (Including Garage) = 1829 sq ft / 169.9 sq m
 First Floor = 796 sq ft / 74.0 sq m
 Total = 2625 sq ft / 243.9 sq m

= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
75	83		70	78	
<small>Best energy efficient - lower rating costs</small> <small>Not energy efficient - higher rating costs</small>			<small>Most environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		
<small>EU Directive 2002/91/EC</small> England & Wales			<small>EU Directive 2002/91/EC</small> England & Wales		

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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