

# Northaw Place

Northaw

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# Northaw Place, Coopers Lane Northaw EN6 4NQ

Forming part of an exclusive country estate set in grounds & parkland of approximately 20 acres is this luxuriously appointed double fronted Georgian style link detached residence set in its own private landscaped grounds of approximately 2 acres adjoining greenbelt countryside. This superb property offers spacious accommodation and comprises kitchen/breakfast room, dining room, family room, drawing room, snooker room, sauna & changing room, 2 cloakrooms/wc and separate utility room, the master bedroom has a dressing room and en-suite bathroom, there are 5 further bedrooms with 3 having their own en-suite facilities, bedroom 6 is currently used as a cinema room which is approximately 32ft x 12ft.

The property is approached via double electric gates which lead onto a deep sweeping drive that runs across open Greenbelt countryside and gently snakes to a central arch which, once driven through, opens onto this dramatic courtyard development.

Northaw Place is located at the edge of the delightful village of Northaw, surrounded by greenbelt countryside. Potters Bar is a short drive away, providing excellent rail links into London via Kings Cross (fast service approx 20 minutes) and Moorgate, and the M25 and A1(M) are easily accessible. Education is well provided within the vicinity, with numerous state and private schools for both boys and girls of all ages.

Sporting facilities in the area include golf, tennis, riding and walking.

Local authority: Welwyn Hatfield

Council tax band: H




























### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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