



Northaw Place, Coopers Lane  
Northaw EN6 4NQ



# Northaw Place, Coopers Lane, Northaw

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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



























This wonderful home offers spacious and versatile accommodation of circa 4807 sq ft arranged over two floors, double garage, secluded rear garden with swimming pool. Early viewing of this amazing property is essential to fully appreciate the accommodation on offer.

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.

















































Approximate Gross Internal Area 4807 sq ft – 447 sq m

Ground Floor Area 2463 sq ft – 229 sq m

First Floor Area 2109 sq ft – 196 sq m

Outbuilding Area 235 sq ft – 22 sq m

### Local Authority:

Welwyn & Hatfield Borough Council

**Council Tax Band:** H

**Tenure:** Freehold

**Service Charge:** £5,335 p.a.

### 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>		
(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	77	82
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.





