



5 Carbone Hill
Northaw, Herts, EN6 4PJ



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A wonderful opportunity to purchase this detached family home backing directly onto The Great Wood. The property is set on a plot in excess of one acre, located in a fantastic position on this prestigious road in Northaw, Hertfordshire.

The property is set back from the road behind a gated driveway and offers many original features throughout the home. The accommodation comprises four reception rooms, kitchen and guest cloakroom to the ground floor and principle bedroom with en suite shower room, four further bedrooms and family bathroom to the first floor.

Externally the fabulous rear gardens offer wonderful woodland views and to the front of the property there is ample off street parking and access to the double garage.

This property offers great potential for an ongoing custodian to make this property their own family home with the possibility of substantially extending and modernising the property, subject to planning permission.





Location: The popular village of Northaw is a designated a conservation area although quietly situated, the access to London is excellent with good road and rail connections. The West End can be reached in approximately 45 minutes by car. Trains to Kings Cross take under 25 minutes from the local station and Junction 24 of the M25 is less than 2 miles distant. The area offers a very good selection of state, private and community schools, which include Queenswood Girls School and Haileybury College. Hertfordshire University is based in Hatfield, a short distance away. Many golf courses are to be found in the area and there is good local shopping in Potters Bar.

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

Please contact Paul Brown in our Prime Sales Office
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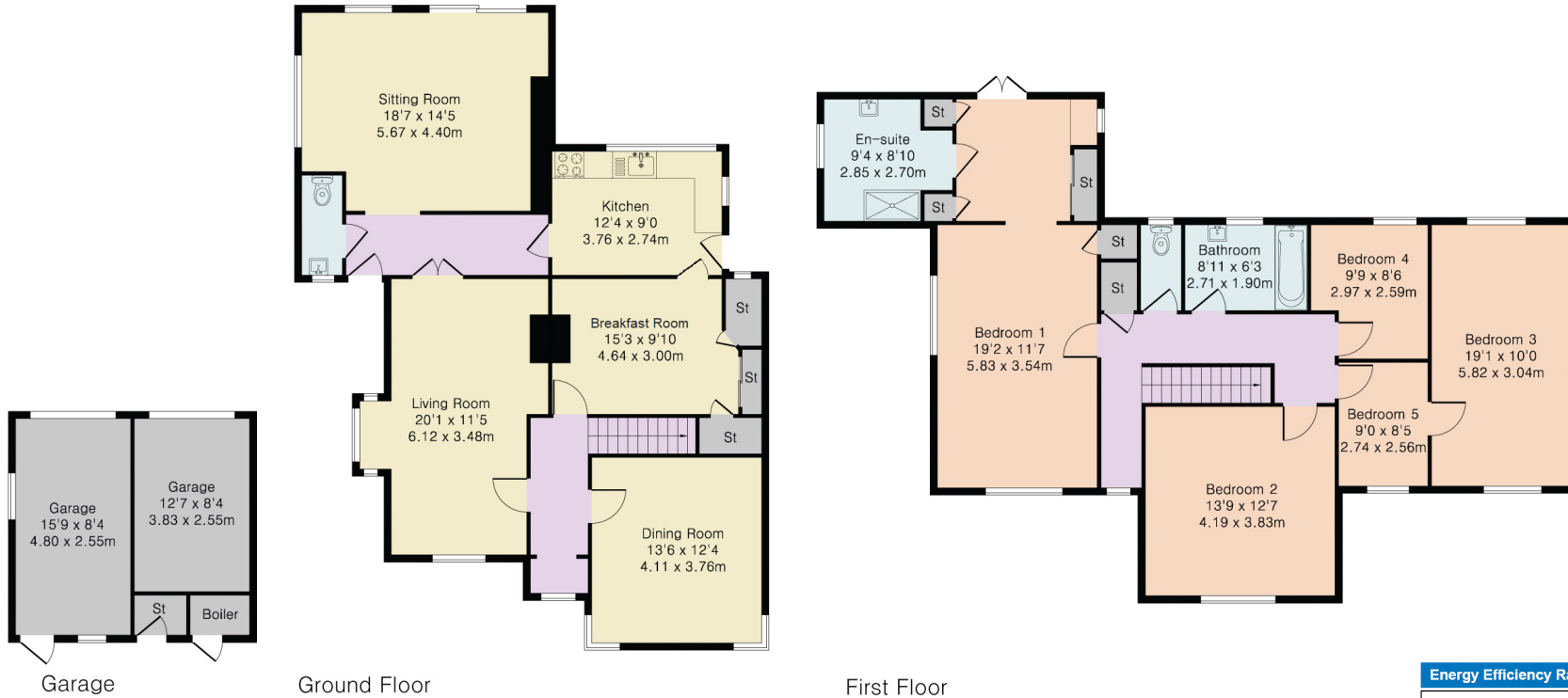


Approximate Gross Internal Area 2534 sq ft – 236 sq m

Ground Floor Area 1104 sq ft – 103 sq m

First Floor Area 1162 sq ft – 108 sq m

Garage Area 268 sq ft – 25 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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