



STATONS

**Vicarage Close
Northaw
EN6**

Vicarage Close, Northaw EN6 4NY

This fabulous four-bedroom detached residence is situated on a quiet cul-de-sac in the heart of Northaw village. Finished to exacting standards and high specification this contemporary home boasts 1686 sq ft of luxury accommodation and benefits from planning permission being passed for a rear extension and double storey side extension.

Northaw is a popular village with The Green, Church, two local pubs and the 'Outstanding' Northaw C of E Primary School, making this a wonderful setting, Nearby is Potters Bar and Cuffley, both have Mainline stations giving access into London Kings Cross and Moorgate. The M25 and A1M are also easily accessible.







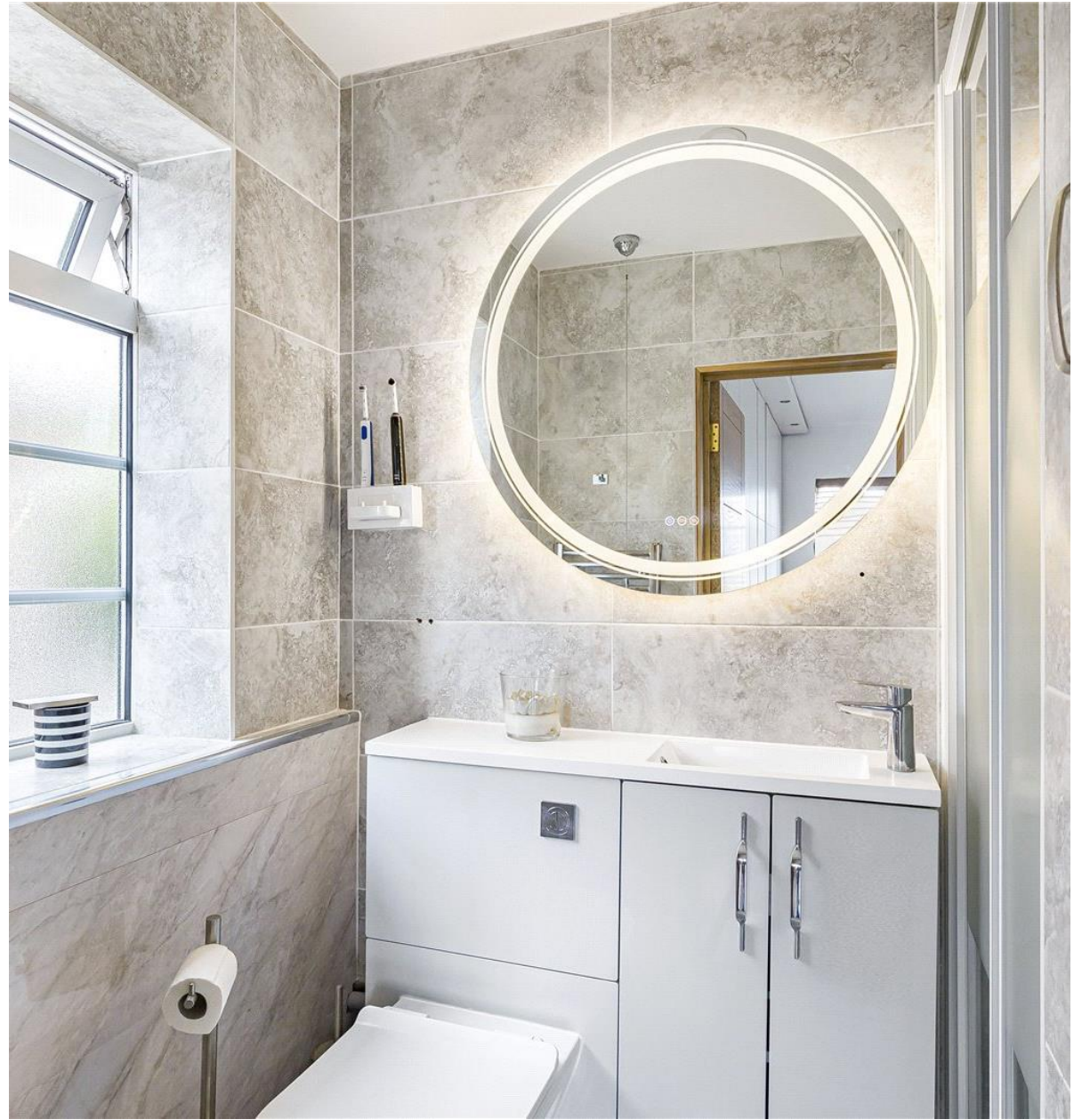




















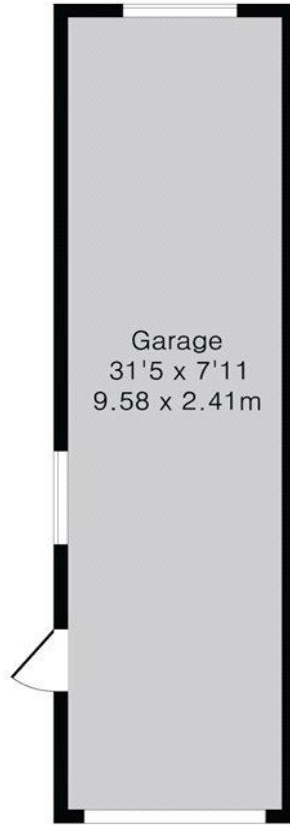


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	82
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

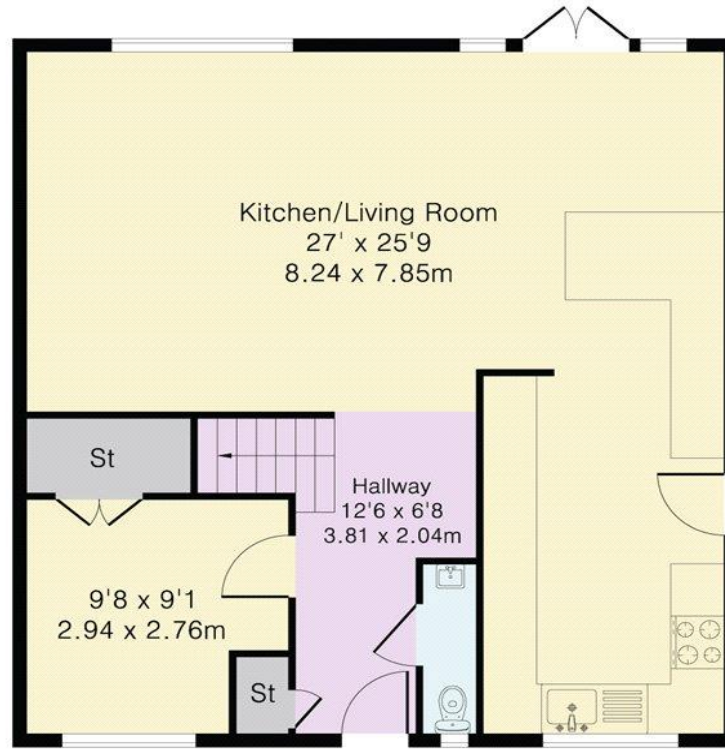
Welwyn & Hatfield
Council Tax Band G
FREEHOLD

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.

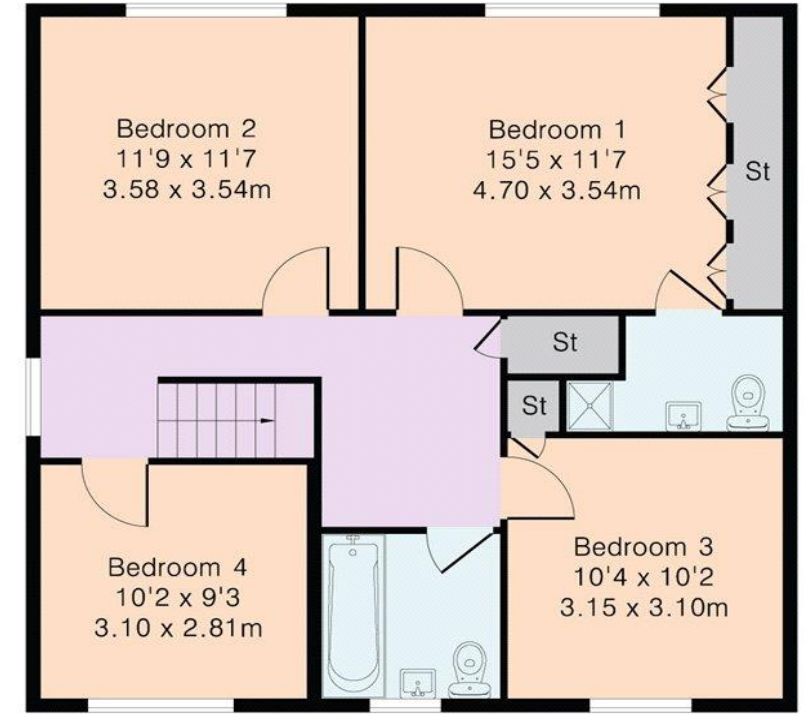
Approximate Gross Internal Area 1686 sq ft – 157 sq m
Ground Floor Area 696 sq ft – 65 sq m
First Floor Area 741 sq ft – 69 sq m
Garage Area 249 sq ft – 23 sq m



Garage



Ground Floor



First Floor



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