



Vineyards Road
Northaw

Vineyards Road, Northaw EN6 4PA

This fabulous detached residence situated behind electric security gates on one of Hertfordshire's premier addresses of Vineyards Road, Northaw. The property consists of modern, bright and versatile accommodation. The property boasts an impressive frontage of circa 115' foot and a wonderful rear garden with swimming pool and detached studio. Viewings are highly recommended.

Vineyards Road is an attractive semi-rural lane between Northaw Village and The Ridgeway, Cuffley. Positioned convenient to local amenities, transport links and several highly regarded schools including Queenswood Girl's School and Lochinver House boy's school. The property also benefits from being just moments from the Great Woods. There is also an abundance of sports facilities found locally which include tennis, golf and horse riding.























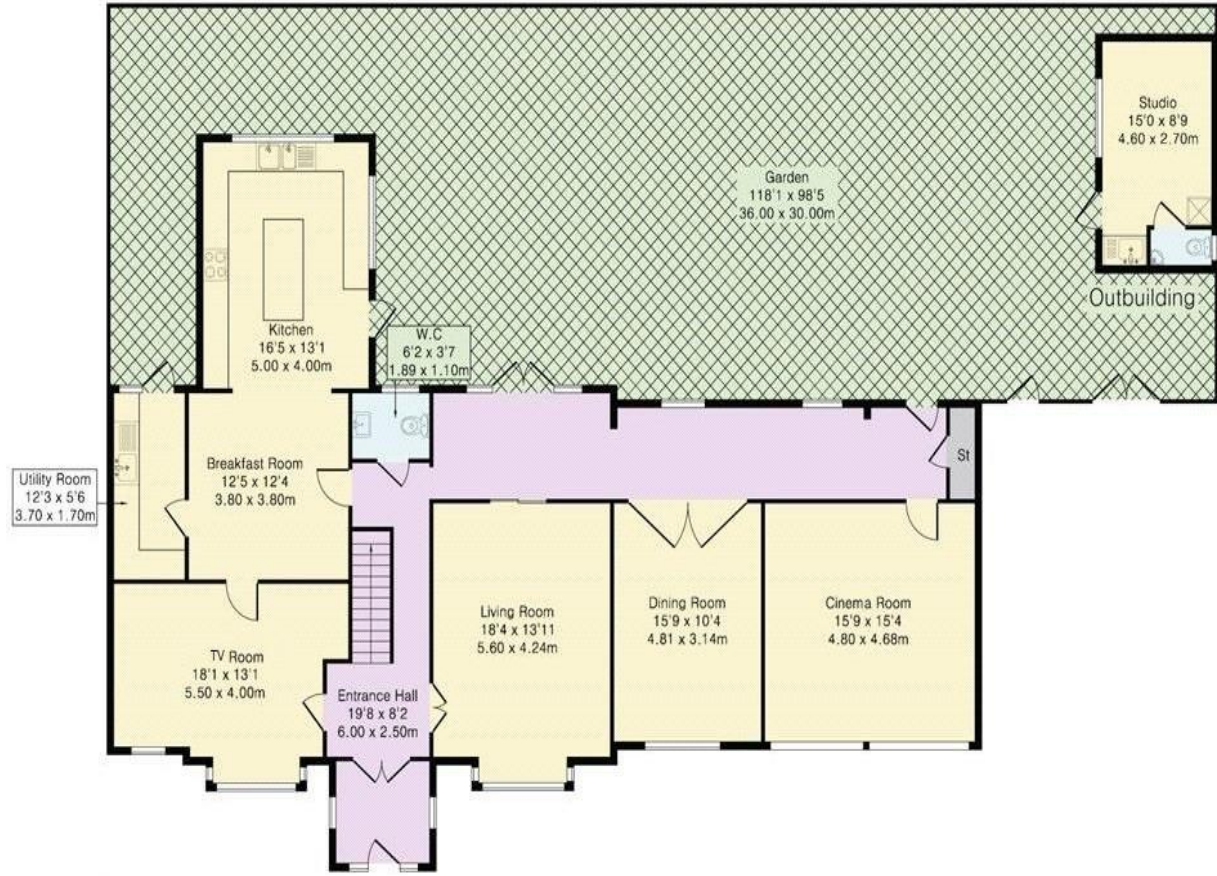




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

Local Authority:
Welwyn & Hatfield
Council Tax Band: G

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.



Ground Floor

Approximate Gross Internal Area 3162 sq ft – 294 sq m
Ground Floor Area 1851 sq ft – 172 sq m
First Floor Area 1184 sq ft – 110 sq m
Outbuilding Area 127 sq ft – 12 sq m



First Floor



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