



Northaw Place, Coopers Lane
Northaw EN6

❖ Forming part of an exclusive country estate set in grounds & parkland of approximately 20 acres, discover the epitome of luxurious living in this magnificent six bedroom, five bathroom detached family home, spanning an impressive 5287 square feet. This property offers unparalleled comfort, space, and elegance in the most glorious setting.

❖ Key Features: Expansive Living Space: This property boasts two large reception rooms, perfect for entertaining guests, family gatherings, or simply enjoying the tranquility of your own space.

❖ Spacious Bedrooms: Six generously sized bedrooms provide ample room for family members and guests, ensuring everyone has their own private retreat.

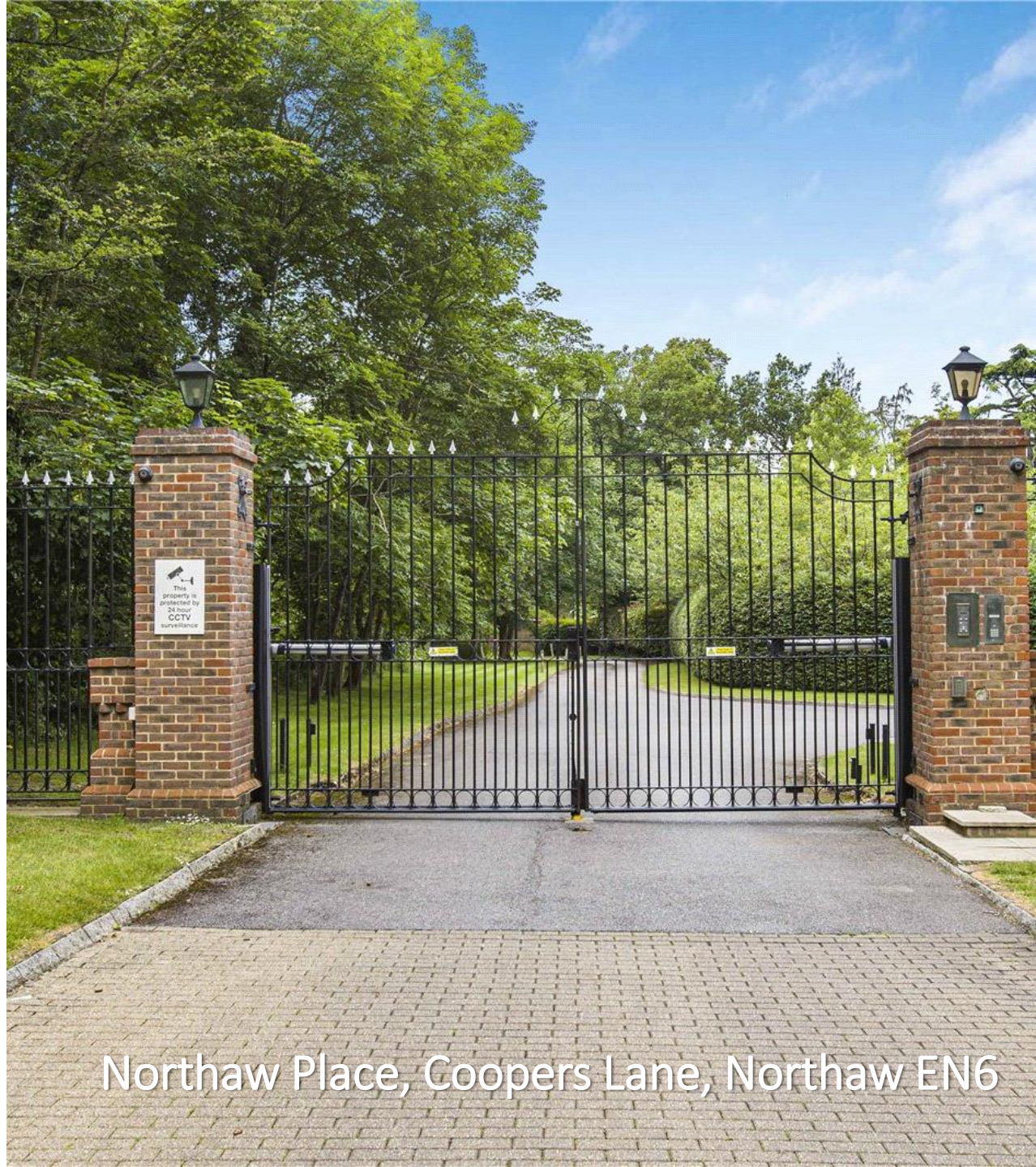
❖ Modern Bathrooms: With five well-appointed bathrooms, including en-suites, convenience and luxury are at the forefront of this home's design.

❖ Large Garden: Step outside to a beautifully landscaped large garden, wonderful swimming pool offering a serene escape for outdoor activities, gardening, or relaxing in the sunshine.

❖ The frontage features ample off-street parking for multiple vehicles and allows access to the double garage.

❖ 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.



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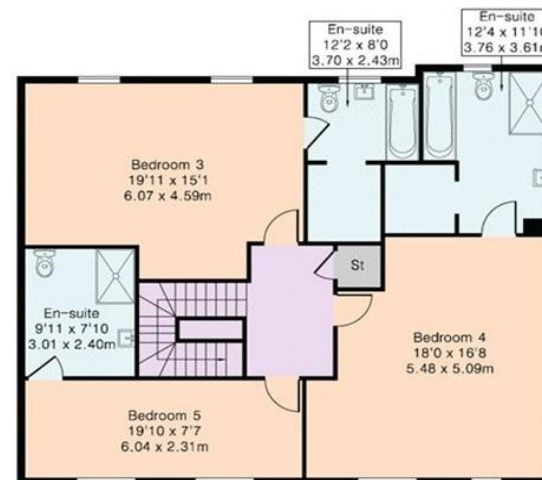




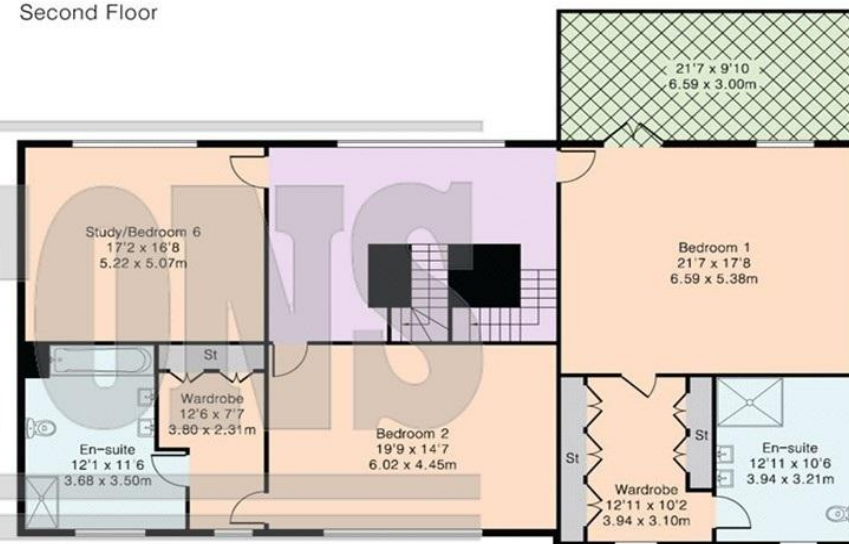
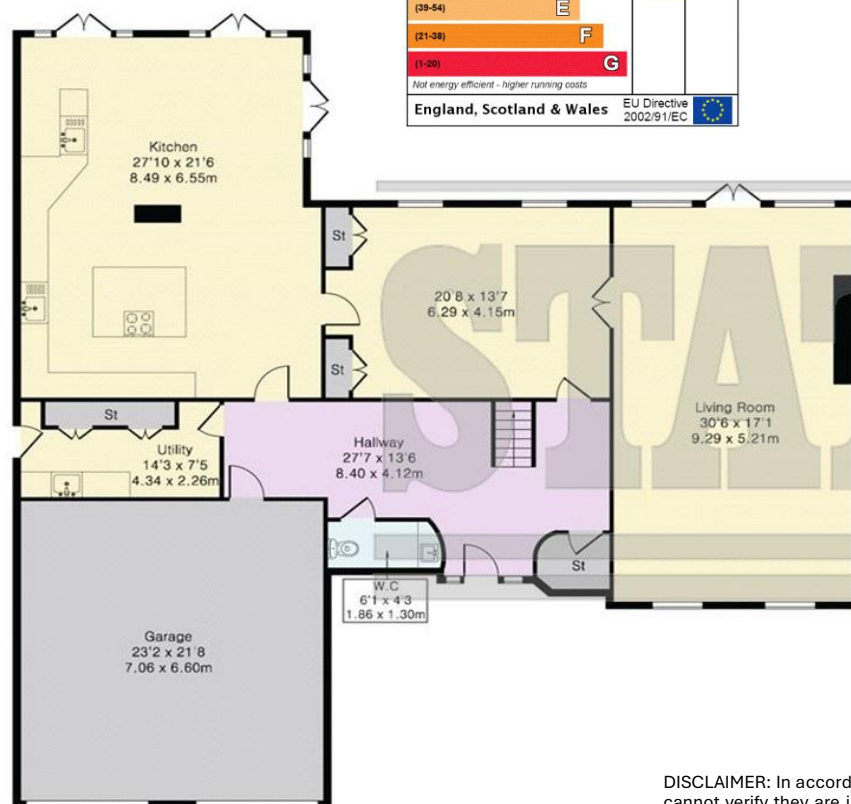
Local Authority:
Welwyn & Hatfield
Council Tax Band: H
Tenure: Freehold
Service Charge:
£5,316 p.a.

Approximate Gross Internal Area 5287 sq ft – 491 sq m
Ground Floor Area 2362 sq ft – 219 sq m
First Floor Area 1773 sq ft – 165 sq m
Second Floor Area 1152 sq ft – 107 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	58	82
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		



Second Floor



First Floor

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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