



Beeches
Northaw House, EN6 4FG

The Beeches set within the gated and prestigious Northaw House development with 30 acres of private grounds. This home is beautifully designed and offers an impressive blend of contemporary elegance and practical family living, nestled within the highly sought-after Northaw Village.



Step into a welcoming entrance hallway that leads to an expansive, open-plan kitchen and dining space perfect for modern family life. The bespoke kitchen features high-spec appliances, quartz worktops, and stylish upstands, flowing effortlessly into the dining area with bi-folding doors opening out onto the rear garden ideal for entertaining. A separate living room with French doors also opens to the garden, creating a light and airy space to relax. A private home office and guest cloakroom complete the downstairs accommodation.

First Floor Upstairs, you'll find four bedrooms. The master bedroom benefits from a en-suite and fitted wardrobes. Bedrooms 2 and 3 also feature built-in wardrobes, a further bedroom and a beautifully appointed family bathroom. Large windows to the front of the property flood the home with natural light, Just moments away from an array of superb restaurants, public houses, coffee shops.

Close access to both Cuffley and Potters Bar Train Stations providing services into the City in under 20 minutes.

Infusion of periodic charm and contemporary elegance to create a unique and unparalleled place to call home.

Bespoke and contemporary kitchens with complimentary stone worktops, quality brand appliances.

A number of highly-regarded state and independent schools within just a few miles

Exquisite countryside views and green open spaces creating a tranquil and ambient lifestyle.

























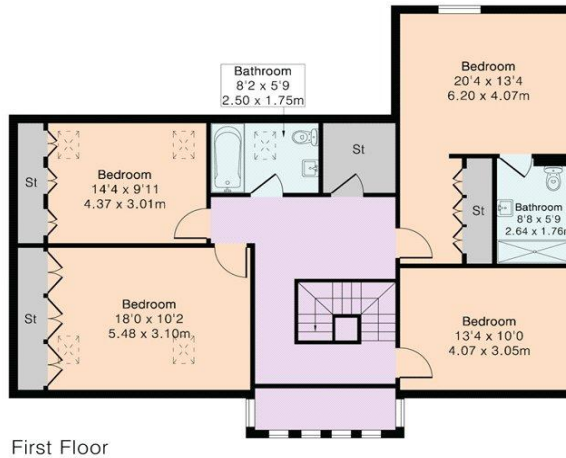
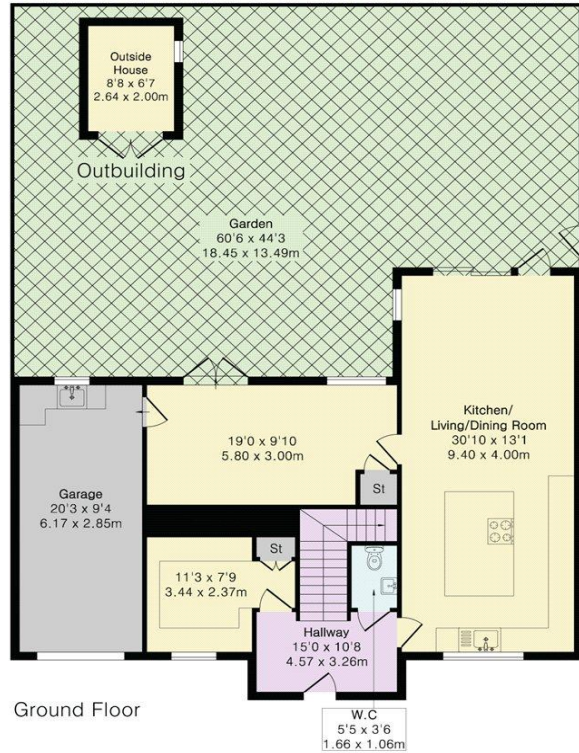


Approximate Gross Internal Area 2150 sq ft - 200 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 1075 sq ft – 100 sq m

First Floor Area 1075 sq ft – 100 sq m

Outbuilding Area 57 sq ft – 5 sq m



Local Authority: Welwyn Hatfield
Council Tax Band: G
Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STATONS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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.

