



Northaw House  
Coopers Lane, EN6 4FG



**\*\*VIEWING BY APPOINTMENT ONLY \*\***  
**\*\*AVAILABLE FOR IMMEDIATE OCCUPATION\*\***

A stunning prestigious gated development set within 30 acres of private ground situated in the affluent and highly sought after Northaw Village.

Plot 23 at Northaw House is an elegant 4 bedroom detached property with outbuilding that exudes charm and sophistication

Step inside to discover the heart of the home - with meticulous attention to detail, a bespoke handmade kitchen, air conditioning to the main bedroom and playroom, MHVR air filtration system, underfloor heating, water softener system. Quooker hot tap, and full fibre to the premises, all crafted to marry timeless elegance with modern functionality.

Elegant herringbone flooring guides you through the expansive interiors, creating a seamless flow between each thoughtfully designed space. Bathed in natural light, the residence boasts an airy ambiance that invites relaxation and rejuvenation.

Outside, a sprawling garden awaits, offering an oasis of tranquillity where lush greenery and manicured landscaping converge. Multiple seating areas provide the perfect setting for al fresco dining, entertaining guests, or simply basking in the serenity of the surroundings.

A double garage with an office space offers a secluded sanctuary for work or creative endeavours. Meanwhile, air conditioning graces select rooms, ensuring comfort and climate control year-round.

Situated in the desirable and affluent village of Northaw, you will find yourself just moments away from Cuffley which plays host to a superb range of restaurants, public houses, coffee shops and grocery stores providing all required day to day amenities along with Cuffley Train Station serving Moorgate (approx. 35 minutes), Finsbury Park (approx. 25 minutes) with other services connecting directly to Hertford North. Within a few miles of the village you will also find Potters Bar Train Station serving London King's Cross (approx. 19 minutes) along with a number of highly-regarded state and independent schools including Cuffley Primary, Goffs Academy, Chancellors, Queenswood, Stormont and Lochinver along with Broxbourne Woods National Nature Reserve, Paradise Wildlife Park and Essendon Golf and Country Club.







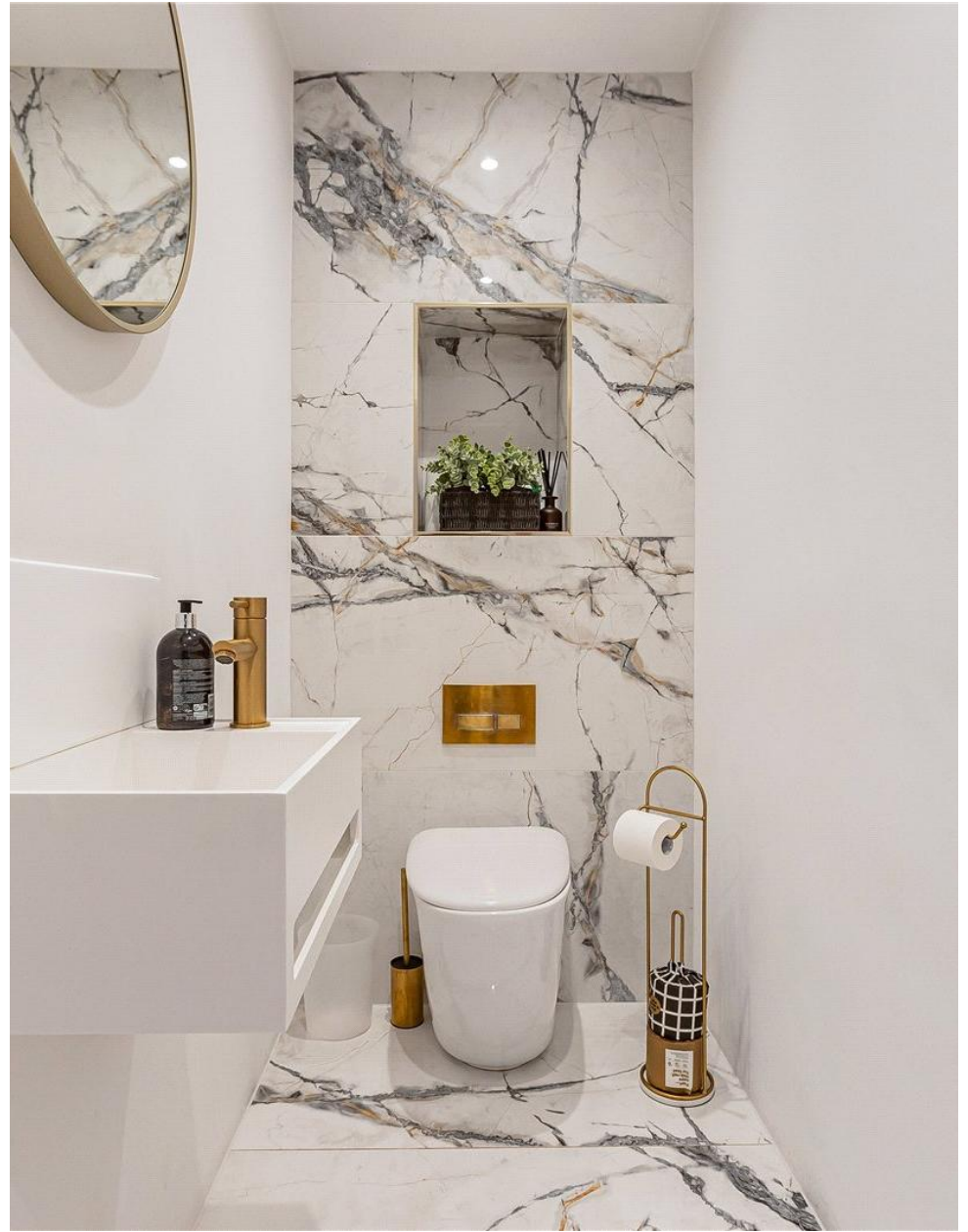




























**Approximate Gross Internal Area 2177 sq ft - 202 sq m  
(Excluding Garage)**

Ground Floor Area 1081 sq ft – 100 sq m

First Floor Area 1096 sq ft – 102 sq m

Garage Area 414 sq ft – 39 sq m



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.



Local Authority: 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.



