



Northaw Place
Northaw EN6

7 Northaw Place, Coopers Lane Northaw EN6 4NQ

The Clockhouse, Northaw Place - An exceptional three-bedroom family home

The Clockhouse has recently undergone an extensive refurbishment programme to an exceptionally high standard, creating a beautifully presented and deceptively spacious home, filled with natural light throughout.

The property offers a wonderful sense of space, with impressive 9ft ceilings to the entrance hall, kitchen and dining room, rising to an impressive 14ft 6in in the drawing room. The beautifully fitted kitchen provides an elegant and practical space for everyday family living, while all three bedrooms benefit from their own en-suite bathrooms.

Further features include underfloor heating throughout the ground-floor accommodation and all three bathrooms, together with discreetly positioned air-conditioning units serving the drawing room and principal bedroom. The double garage has been partially converted to incorporate a useful utility area.

Outside, the property enjoys a large, beautifully maintained rear garden extending to approximately a quarter of an acre. The garden provides an attractive and private setting, with direct access to the double garage.

The Clockhouse forms part of an exclusive courtyard development at Northaw Place, surrounded by picturesque Green Belt countryside. The property is approached via a winding driveway through the grounds, leading to large security gates operated by a video entryphone system. Residents also benefit from the use of a communal tennis court.

Location: Northaw Place is situated on the edge of the delightful village of Northaw, enjoying a peaceful countryside setting while remaining conveniently positioned for excellent transport links and local amenities.

The nearby town of Potters Bar provides fast rail services into London King's Cross in approximately 20 minutes, as well as services to Moorgate. The M25 and A1(M) are also easily accessible.

The area is particularly well served for education, with a wide choice of state and independent schools for children of all ages in the surrounding area. Combining high-quality refurbishment, generous and light-filled accommodation, a substantial landscaped garden and an exclusive countryside setting,

The Clockhouse represents a superb opportunity to acquire an exceptional family home.













































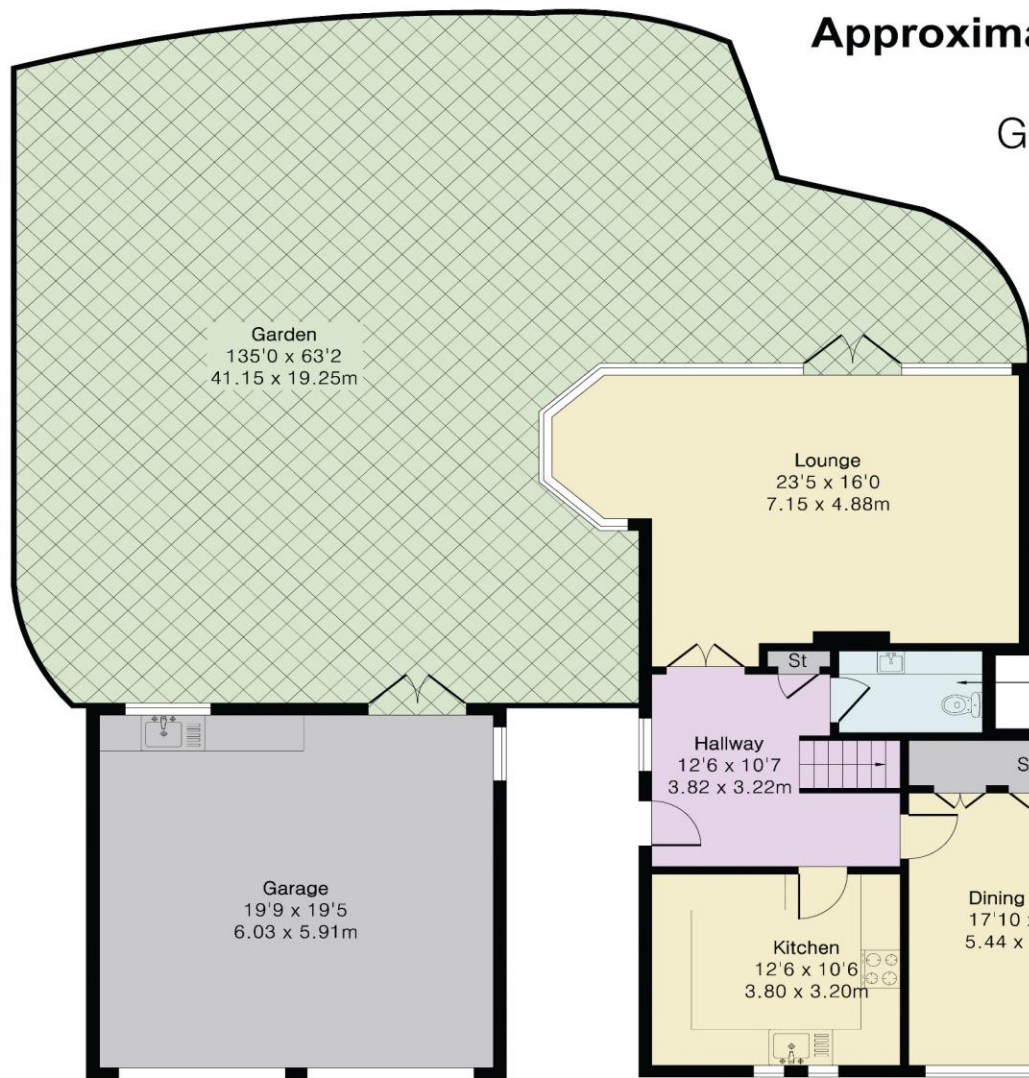


Approximate Gross Internal Area 1622 sq ft - 151 sq m (Excluding Garage)

Ground Floor Area 838 sq ft – 78 sq m

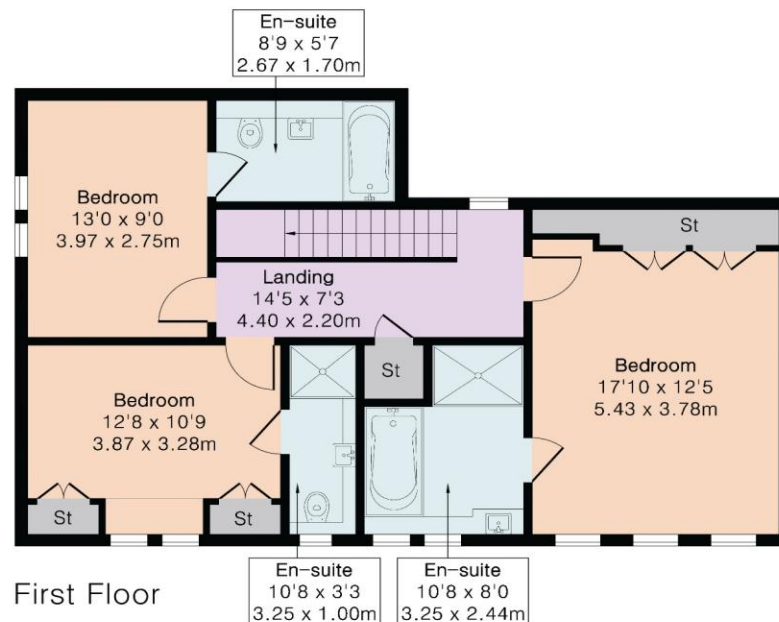
First Floor Area 784 sq ft – 73 sq m

Garage Area 384 sq ft – 36 sq m



Local Authority:
Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		



Garage

Ground 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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