



Woodgate Avenue
Northaw, Herts



An impeccably maintained, extended and beautifully refurbished executive five-bedroom family home, finished to an exceptional standard, set within an exclusive semi-rural private development. Ideally located within a short drive of Cuffley, Crews Hill and Potters Bar, the property offers both privacy and convenience.

Upon entering, a spacious and welcoming hallway leads to the principal living areas and a downstairs WC. The ground floor provides a superb balance of versatile reception space, including a generous sitting room with folding doors and integrated electric blinds opening onto the garden, a substantial office ideal for home working (or alternative use as a gym or additional reception room), and a comfortable lounge area adjoining the kitchen.

The true heart of the home is the impressive open-plan kitchen/family room, extended to create a remarkable space measuring approximately 29'1 x 23'4. Designed for modern living, it features sleek contemporary cabinetry, Quartz work surfaces, and a full range of high-quality integrated appliances including double ovens, fridge/freezer, dishwasher, wine fridge and induction hob. A central island with breakfast bar provides additional preparation and social space. Bi-fold doors with electric blinds open onto the terrace, creating a seamless indoor-outdoor flow, while ample room remains for both formal dining and relaxed seating areas. A well-appointed utility room continues the same high specification.

The first floor offers five well-proportioned bedrooms and four stylish bathrooms. The principal suite benefits from a dressing room and a luxurious en-suite bathroom. Bedrooms two and three each feature fitted wardrobes and modern en-suite facilities, while bedrooms four and five are served by a beautifully finished family bathroom.

Externally, the property is accessed via secure gates and enjoys a generous frontage with driveway parking for multiple vehicles, landscaped lawn areas, and access to a double garage. The secluded rear garden has been thoughtfully redesigned, featuring a large patio terrace, artificial lawn, and mature hedging for privacy. To the rear, a covered bar and entertainment area provides the perfect setting for hosting and outdoor living.

Council Tax - H
Local Authority: Welwyn & Hatfield
Tenure: Freehold

Location:

The popular village of Northaw is designated a conservation area in order to protect the character of the core of the village which is established around the village green and Parish Church of St Thomas a Beckett. Although quietly situated the access to London is excellent with good road and rail connections. Trains to Kings Cross take under 20 minutes from the local station and Junction 24 of the M25 is less than 2 miles distant. The area offers a very good selection of state, private and community schools.



Please contact the Prime Sales Office on 020 8016 4300
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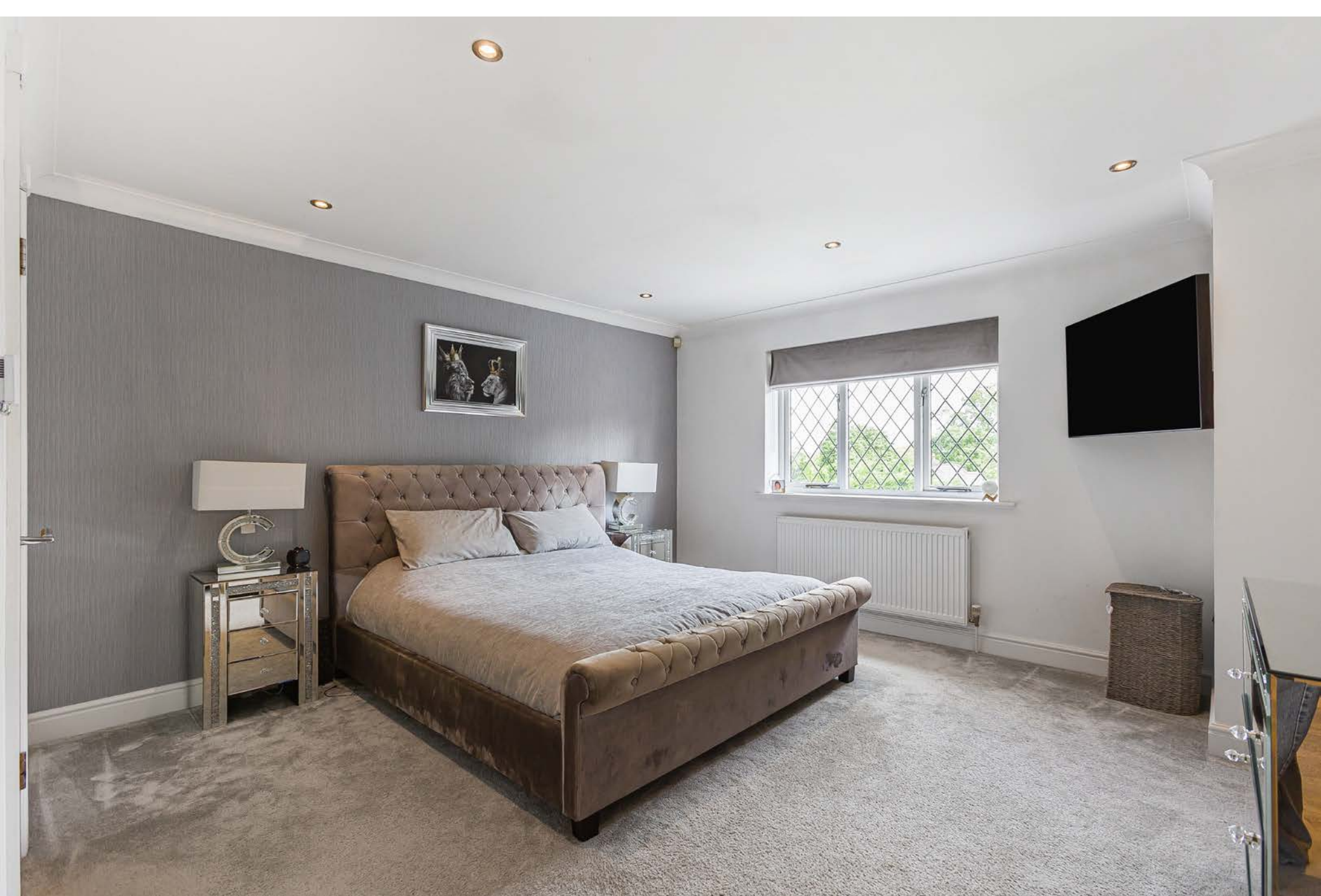






































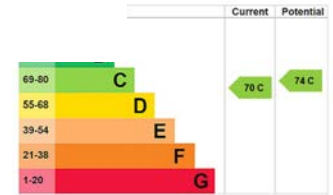


**Approximate Gross Internal Area 3262 sq ft - 294 sq m
(Excluding Garage)**

Ground Floor Area 1940 sq ft – 171 sq m

First Floor Area 1322 sq ft – 123 sq m

Garage Area 330 sq ft – 31 sq m



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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