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Cuffley: Tel: 01707 872111



NORTHAW ROAD WEST NORTHAW

A most attractive and deceptively spacious Period Cottage situated in this Fine Semi-rural Position set back from the road and backing onto a Ponies Paddock with views over Meadows and Woodland. The Cottage has been maintained in good decorative order and has a wealth of beams and a feature Inglenook Fireplace and offers the following well arranged accommodation which really must be viewed to appreciate its many fine features.

- CLOAKROOM
- AMDEGA CONSERVATORY
- EN-SUITE SHOWER ROOM
- LOG CABIN/OFFICE
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- DINING ROOM
- 3 BEDROOMS
- 85' REAR GARDENS

£725,000 FREEHOLD

VIEWING RECOMMENDED!



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RECESSED ENTRANCE PORCH:-

Outside light. Attractive lead-lighted and stained double glazed door and side window to:-

RECEPTION HALLWAY:-

Fitted door mat recess. Stairs to the First Floor with small timber balustrade. Inset lighting. Radiator with ornate cover.

DOWNSTAIRS CLOAKROOM:-

Part tiled walls and white suite. Georgian styled window to the front. Low flush w.c. suite. Wash hand basin with mixer taps and storage cupboard beneath. Inset lighting.

SITTING ROOM:-

22'8 x 14'7

Feature exposed brick wall with Inglenook Fireplace on brick hearth. Radiator with ornate cover. Beamed ceiling and inset lighting. Open planned to:-



DINING ROOM:-

8'1 x 7'1
Radiator with ornate cover. Secondary double glazed Georgian styled oriel bay window to the front. Inset lighting.

AMDEGA CONSERVATORY:-

17'7 x 11'7

Slate tiled floor. Double radiator. Double glazed windows and casement doors to the rear Garden. Double Georgian styled doors back into the Sitting Room.



KITCHEN/BREAKFAST ROOM:-

15' x 14'2 overall

Inset bowl and quarter sink unit with granite working surfaces. Range of wood fronted floor and wall storage cupboards with matching central work island with granite working surfaces. Plumbing for both dish and washing machines. 'Range Master' range style cooker with gas hob and extractor fan over. Slate tiled floor. Part beamed ceiling with inset lighting. Double radiator. Part tiled walls to working areas. Feature exposed brick wall with beams. Georgian styled double glazed windows and stable door to the rear Garden.



ON THE FIRST FLOOR

SPLIT LEVEL LANDING:-

Secondary double glazed Georgian styled windows to the front. Radiator with ornate cover. Inset lighting. Built-in airing/boiler cupboard housing a 'Potterton' wall mounted boiler.

BEDROOM 1:-

17'8 x 14'7 narrowing to 11'3

Measurement was taken to a range of fitted wardrobes with part glazed doors. Secondary double glazed Georgian styled window over looking the rear Garden. Two radiators with ornate covers. Inset lighting. Access to Loft storage space.



BEDROOM 2:-

16' x 9'4

Range of fitted wardrobes with part glazed doors. Fitted chest of drawers. 2 radiators. Secondary double glazed Georgian styled window to the rear. Inset lighting. Door to:-



EN-SUITE SHOWER ROOM:-

Tiled walk in shower cubicle. Low flush wc suite. Corner wash hand basin. Electric shaver point. Beamed ceiling. Extractor fan. Part tiled walls.



BEDROOM 3:-

11'4 x 11'4

'L' shaped narrowing to 7'4 Georgian styled secondary double glazed window to the side. Double radiator.



FAMILY BATHROOM:-

White suite comprising enclosed bath with mixer taps and hand held shower attachment. Vanity wash hand basin with storage cupboards under. Part tiled walls. Electric shaver point. Secondary double glazed Georgian styled windows to the front. Towel radiator.



OUTSIDE:-

SECLUDED LOG CABIN/OFFICE:-

16'2 x 13 overall
Polished wood floor. Double glazed windows to the side. Electric light and power.



THE GARDENS:-

Semi-secluded South facing rear Garden backing onto Ponies Paddock overlooking Lake and Woods. Paved terrace area with ornamental fish pond leading to lawns and flower borders. Good selection of shrubs . Various Garden Sheds. Timber gate to the Front Garden.



OWN FRONTAL DRIVE:-

Via five bar gate to brick block drive with various parking spaces.