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## THE RIDGEWAY NORTHAW

An extended detached 'Hicks' style home backing south on the area's premier road enjoying far-reaching views towards the City of London. The property offers potential for further enlargement or re-configuration (STPP) and will appeal to a professional with a home-based business. There is the added benefit of a substantial professionally built outbuilding which functions as a studio / games room.

The house occupies a lovely position overlooking Northaw Great Wood to the front, and is only a few minutes drive to Cuffley village with its local amenities including shops, restaurants, and main line station to Moorgate (36 minutes). Both the A10 & M25 are easily accessible.

- GAS HEATING
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING
- DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY ROOM
- FEATURE DOUBLE GLAZED CONSERVATORY

### PRICE £1,150,000 FREEHOLD

**VIEWING RECOMMENDED!**



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### **COVERED ENTRANCE PORCH**

Ornate oak door with bullion glass inset and lead-lighted and stained glass side windows to:-

### **SPACIOUS RECEPTION HALLWAY 20'6 x 8'9 overall.**

Feature 'Amtico' styled flooring. Attractive lead-lighted oriel bay window to the front. Two radiators. Coving to the ceiling. Picture rails. Stairs to the first floor with timber balustrade and storage cupboard beneath.



### **DOWNSTAIRS CLOAKROOM**

Opaque lead-lighted window to the side. Low flush wc suite. Pedestal wash hand basin with mixer taps. Radiator. Coving to the ceiling. 'Amtico' style flooring. Part tiled walls.



### **SUPERB 'L' SHAPED LIVING ROOM 29'6 x 20'11 narrowing to 13'7**

Lead-lighted and double glazed bay window with double glazed casement door to the rear with access to the rear garden. Attractive inset fireplace with flicker flame fire. Coving to the ceiling. Fitted picture rails. 2 double radiators.

### **DINING ROOM 19'4 x 9'**

Coving to the ceiling. Fitted picture rail. Feature wood floor. Double doors to:-



### **DOUBLE GLAZED CONSERVATORY 12'9 x 11'5**

Double glazed windows with double glazed casement doors leading to rear garden. Feature wood flooring. Fitted Thomas Sanderson electrically operated ceiling blinds.



### **KITCHEN BREAKFAST ROOM 15'9 x 15'**

Double glazed lead light window with matching window with a double glazed door to the side with access to the front and rear gardens. Radiator. A range of gloss white floor and wall storage units with fitted glass work tops and matching splash backs complimented by a coordinated breakfast bar that looks through to the Living Room. Twin stainless steel sinks with stylish mixer tap and drinking water tap. Fitted ceramic hob with stainless steel extractor over. Built in stainless steel 'Bosch' double oven. Integrated fridge. Integrated 'Bosch' dishwasher. Inset spotlights to ceiling. Tiled slate effect flooring.



### **FAMILY ROOM 15' x 19'9**

Double glazed lead-light bay window to the front with matching window to side. Bamboo wood flooring. Attractive fireplace with matching hearth.

### **UTILITY ROOM 9' x 5'8**

Floor and wall storage units with fitted work tops. Space and plumbing for washing machine, tumble drier and freezer. Double glazed window to side.

### **ANNEXE 10'10 x 9'2**

Radiator. Pedestal wash basin. Fitted wall cupboard. Laminate wood flooring. Door to:-

### **RECEPTION AREA/LOBBY 9'2 x 4'11**

Double glazed lead light window to the front with double glazed door to the side with access to frontal driveway.

## **ON THE FIRST FLOOR**



### **LARGE LANDING**

Double glazed lead-light window to the side. Access to Loft. Cupboard housing hot water tank. Built in cupboard. Radiators.



### **MASTER BEDROOM 17'6 x 10'4**

Double glazed windows and double doors to the rear with a Juliet Balcony. There are amazing views across open countryside which extend to the City of London. 'Sharps' custom built fitted wardrobes. Access to eaves storage 2 radiators.



### **EN-SUITE SHOWER ROOM**

Velux window to the side. Vanity unit with wash hand basin, mixer taps and cupboard under. Low flush wc. Bidet. Walk-in tiled shower cubicle with shower unit. Part tiled walls. Radiator. Ceramic tiled flooring.



### **BEDROOM 2 16'6 x 9'3**

Double glazed window to the rear. Built-in wardrobes,. Coving to ceiling. Radiator.



### **EN-SUITE SHOWER ROOM**

Walk-in tiled shower cubicle with shower unit. Low flush wc. Pedestal wash hand basin. Part tiled walls. Skylight window to ceiling. Radiator.



### **BEDROOM 3 14'7 x 14'**

Dual aspect with double glazed lead-lighted windows to the side and front. Walk-in storage cupboard. Radiator.



### **BEDROOM 4 10'9 x 8'10**

Double glazed lead-lighted opaque window to the side. Feature wood flooring. Radiator. Coving to ceiling.

### **BEDROOM 5 14'10 x 11'9**

Double glazed lead-lighted window to the front. Radiator.

### **STUDY/OFFICE 15'4 x 5'6**

Velux window to the side. Feature wood flooring. Access to large storage in the eaves.



### **FAMILY BATHROOM**

Velux window to the side. Enclosed bath with taps. Low flush wc. Pedestal wash hand basin. Part tiled walls. Ceramic tiled flooring. Radiator.

### **OUTSIDE**



### **THE GARDENS**

Large tiered decking area with steps leading down to lawns and ornamental fish pond with a good selection of shrubs, trees and flower borders. This south facing rear Garden has been beautifully landscape and is one of the features to this property. To the rear of the Garden stands a luxury barn style studio with outstanding views to the rear. There side access both sides with timber gate to own frontal carriage driveway with off street parking for approximate 6/7 cars.





**STUDIO 33'6 x 17'0**

Wood flooring. Wall mounted heaters. Inset downlights. Windows to the rear and front with door leading to Garden.