



Carbone Hill

Northaw, Herts, EN6 4PJ



# 15 Carbone Hill

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This fabulous detached family residence is positioned in a sought after location backing directly onto The Great Wood

The property is set back from the road behind electric security gates and offers approximately 3,655 sq ft of accommodation. To the ground floor the accommodation comprises four lovely reception rooms, kitchen/breakfast room, utility room, guest cloakroom and office offering perfect family living, leisure and entertaining areas. To the first floor the impressive split level principal bedroom has a private balcony and a large en suite bathroom. There are four further bedrooms and two further en suite bathrooms plus family bathroom on this floor.

Externally, the rear garden offers wonderful outdoor entertaining space with swimming pool, pool house, barbeque area, lawn and patio. To the front of the property there is ample off street parking and access to the double garage. The property also benefits from separate detached studio/home office.







Location:

The popular village of Northaw is a designated a conservation area although quietly situated, the access to London is excellent with good road and rail connections. The West End can be reached in approximately 45 minutes by car. Trains to Kings Cross take under 25 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, which include Queenswood Girls School and Haileybury College. Hertfordshire University is based in Hatfield, a short distance away. Many golf courses are to be found in the area and there is good local shopping in Potters Bar.

Local Authority: Welwyn & Hatfield

Council Tax Band: H

Tenure: Freehold

Please contact Paul Brown in our Prime Sales Office  
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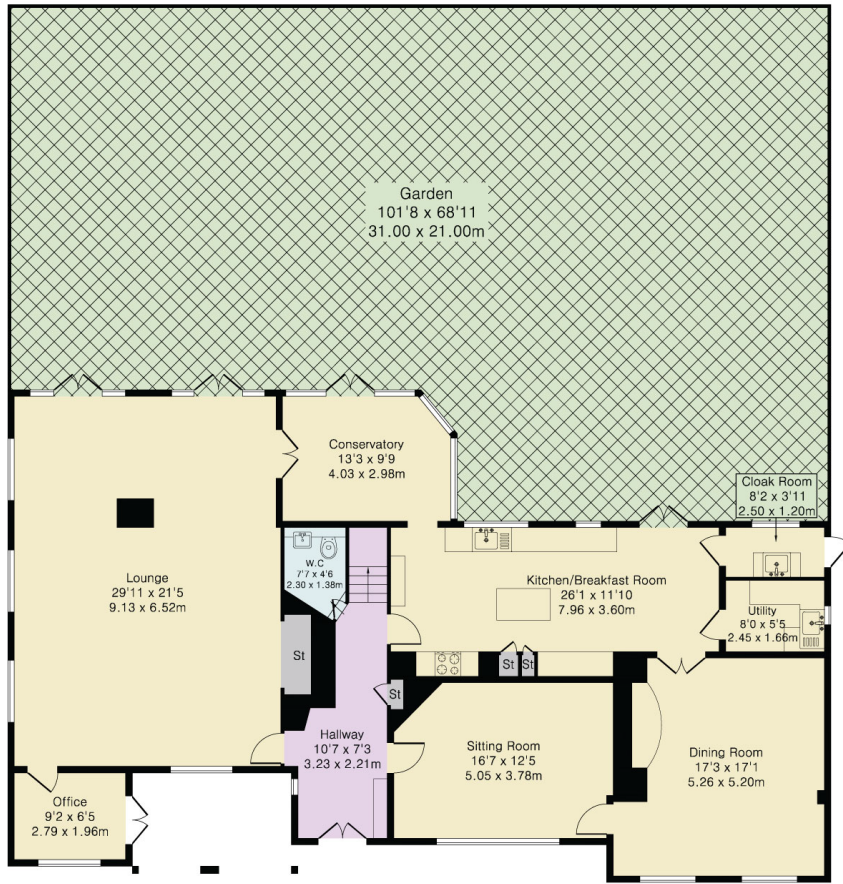




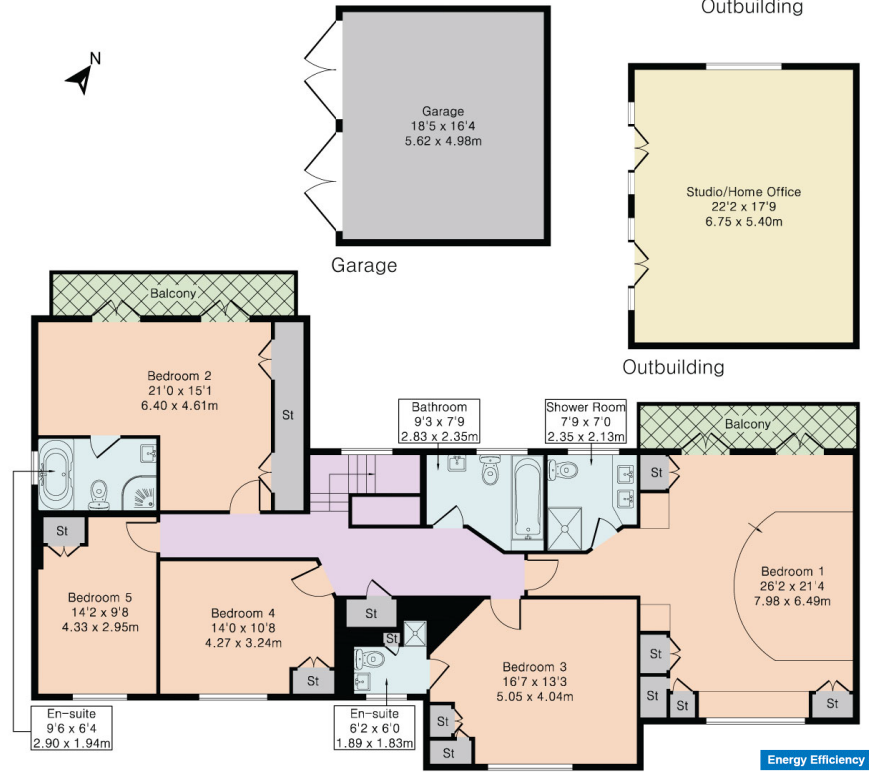




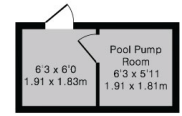
Approximate Gross Internal Area 4425 sq ft – 412 sq m  
 Ground Floor Area 2014 sq ft – 187 sq m  
 First Floor Area 1641 sq ft – 153 sq m  
 Garage Area 301 sq ft – 28 sq m  
 Outbuilding Area 469 sq ft – 44 sq m



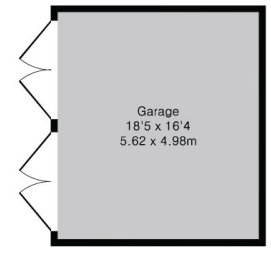
Ground Floor



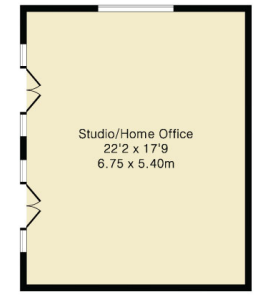
First Floor



Outbuilding



Garage



Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
Not energy efficient - higher running costs		
<b>G</b>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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