

# Pennington

Northaw

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# Pennington

30 Carbone Hill, Northaw, Herts, EN6 4PN

\* Chain free \* A beautifully appointed double fronted detached family residence set in grounds of approximately half an acre.

This superb home offers approximately 6,000 sq ft of spacious accommodation with five/six bedrooms, four en suite bathrooms and boasts an indoor heated swimming pool with changing room and gym. The ground floor accommodation flows wonderfully and is ideal for entertaining on a grand scale.

To the ground floor the accommodation comprises of drawing room, TV room, dining room/snooker room, further dining room/bar, kitchen/breakfast room, utility room, indoor heated swimming pool with changing room and gym and self contained annex which is accessed via its own front door with living area/bedroom, en suite shower room and kitchenette.

To the first floor the principle bedroom suite benefits from an en suite bathroom, dressing room/bedroom five and air conditioning, three further bedrooms, two of which have en suite shower rooms and a further family bathroom.

Approached via electronic gates, the property is well set back from the road and benefits from a double garage and ample guest parking. To the rear there is a wonderful rear garden, terrace and summer house.

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, The Great Woods is approximately 2 minutes walk away and there are good local shopping facilities in Cuffley and Potters Bar.

Tenure: Freehold

Local Authority: Welwyn & Hatfield

Council Tax Band: H

For viewings, please contact Paul Brown at Prime Sales Office on 020 8016 4300













































Annex





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Approximate Gross Internal Area  
 506.51 sq m / 5446.54 sq ft  
 (Excludes Garage/Summer House/Loft Space)  
 Summer House Area 8.60 sq m / 92.56 sq ft  
 Loft Space Area 12.53 sq m / 134.87 sq ft  
 Garage Area 31.20 sq m / 335.84 sq ft

Total 558.84 sq m / 6004'5 sq ft

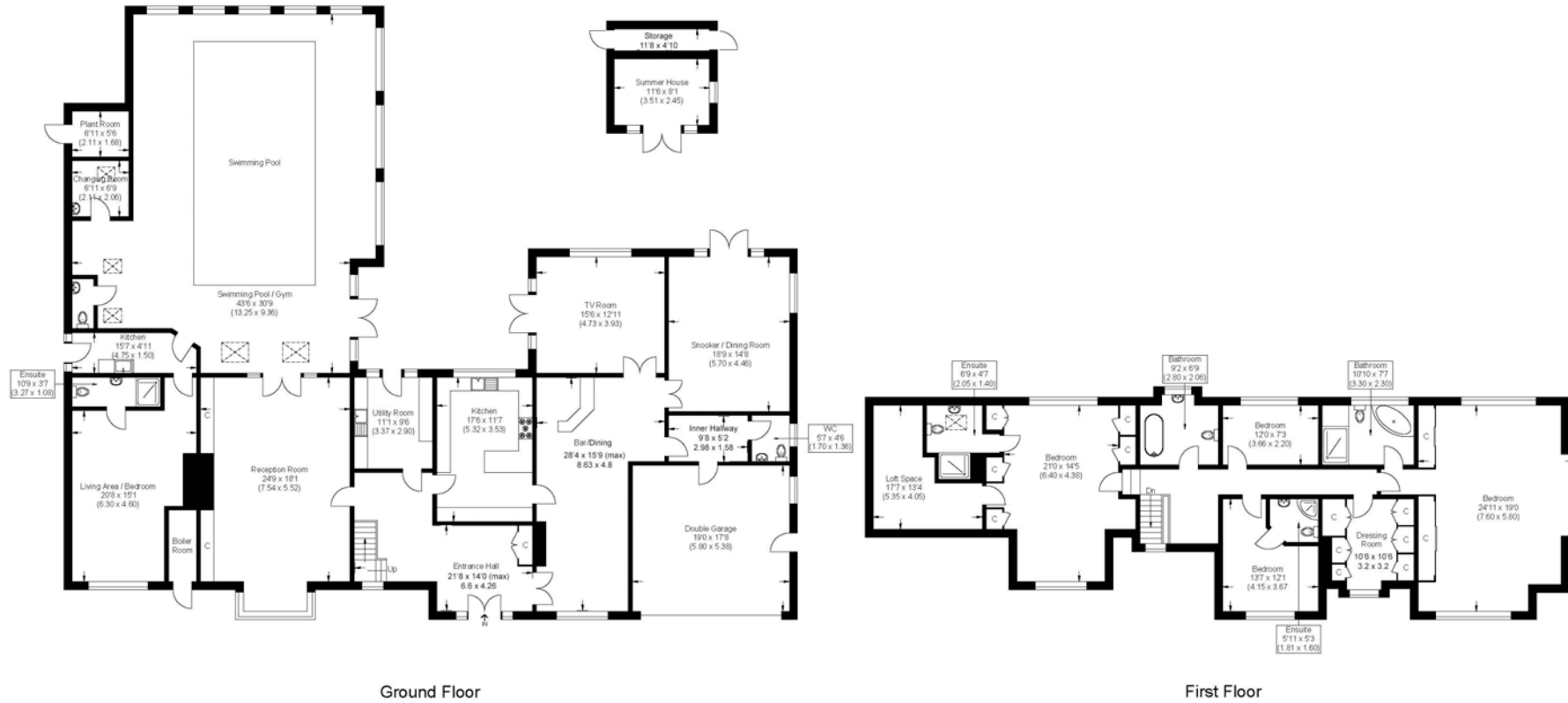


Illustration for identification purposes only, measurements are approximate, not to scale.

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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## STATONS PRIME OFFICE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
21-91	B		
19-85	C	70	78
16-81	D		
13-74	E		
7-72	F		
1-69	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC