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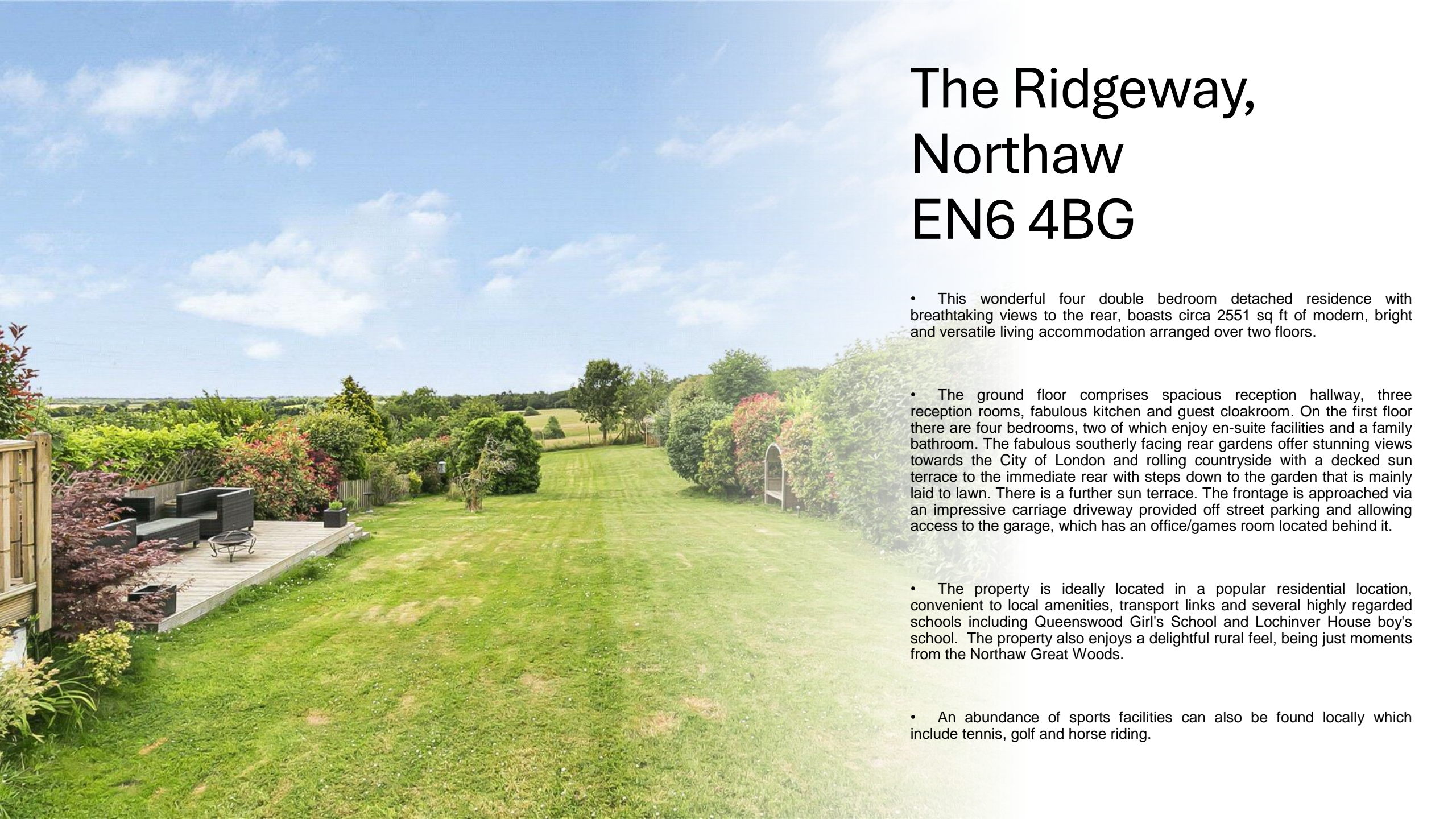
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**The Ridgeway  
Northaw**

**BROOKMANS  
PARK**

**01707**

**661144**



# The Ridgeway, Northaw EN6 4BG

- This wonderful four double bedroom detached residence with breathtaking views to the rear, boasts circa 2551 sq ft of modern, bright and versatile living accommodation arranged over two floors.

- The ground floor comprises spacious reception hallway, three reception rooms, fabulous kitchen and guest cloakroom. On the first floor there are four bedrooms, two of which enjoy en-suite facilities and a family bathroom. The fabulous southerly facing rear gardens offer stunning views towards the City of London and rolling countryside with a decked sun terrace to the immediate rear with steps down to the garden that is mainly laid to lawn. There is a further sun terrace. The frontage is approached via an impressive carriage driveway provided off street parking and allowing access to the garage, which has an office/games room located behind it.

- The property is ideally located in a popular residential location, convenient to local amenities, transport links and several highly regarded schools including Queenswood Girl's School and Lochinver House boy's school. The property also enjoys a delightful rural feel, being just moments from the Northaw Great Woods.

- An abundance of sports facilities can also be found locally which include tennis, golf and horse riding.







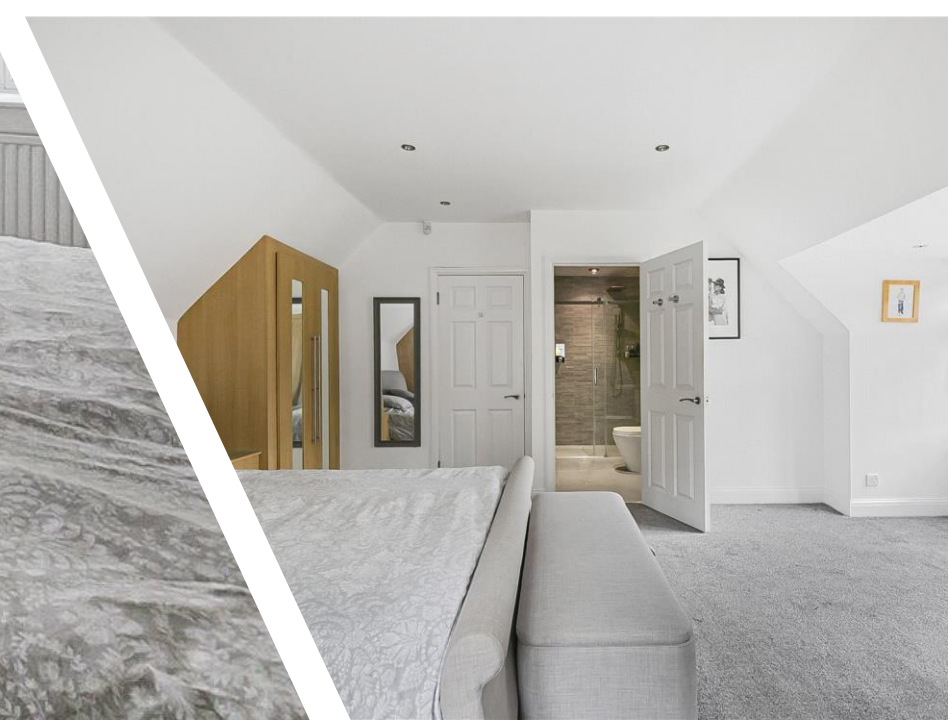




























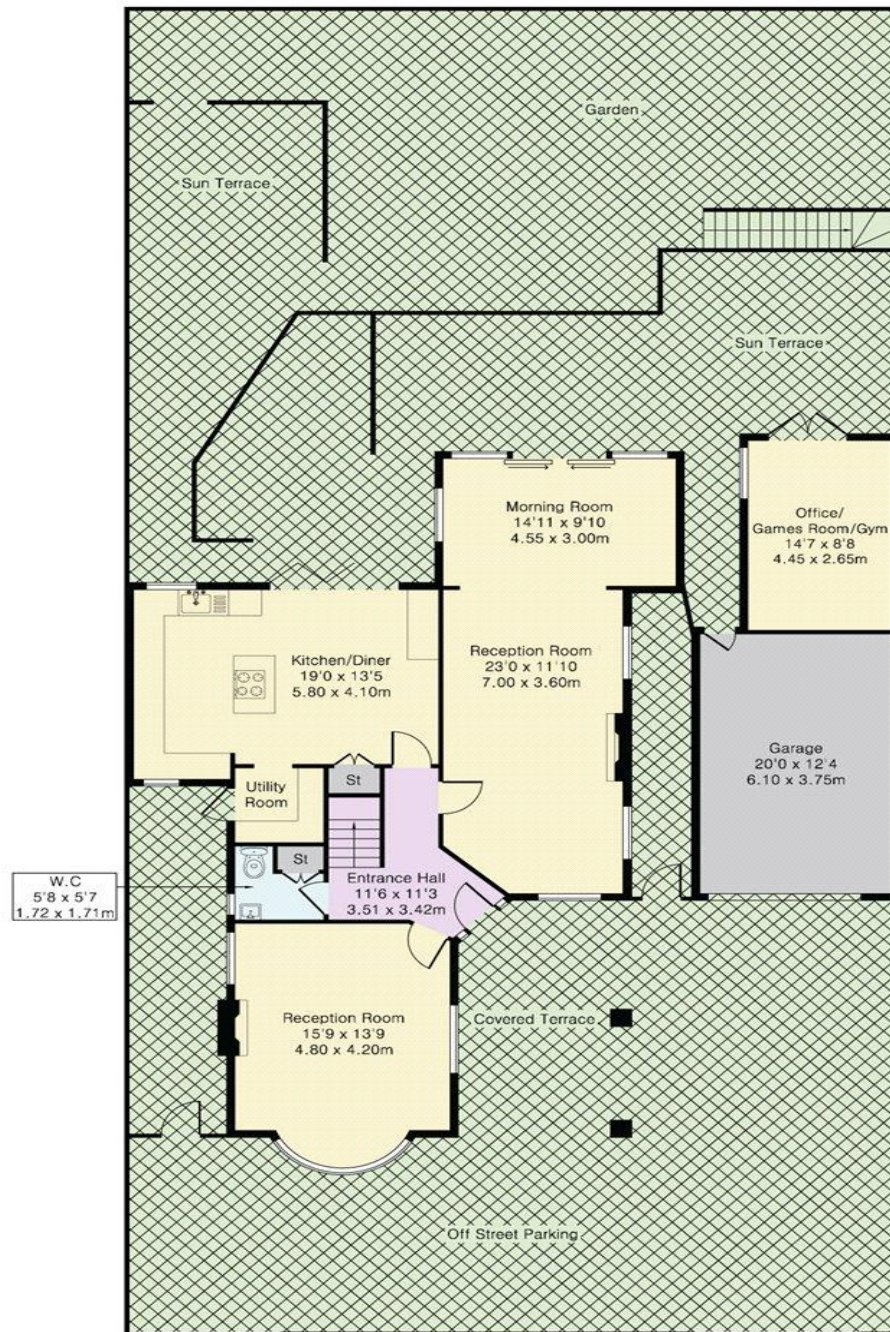


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority: Welwyn & Hatfield  
Council Tax Band: G  
FREEHOLD

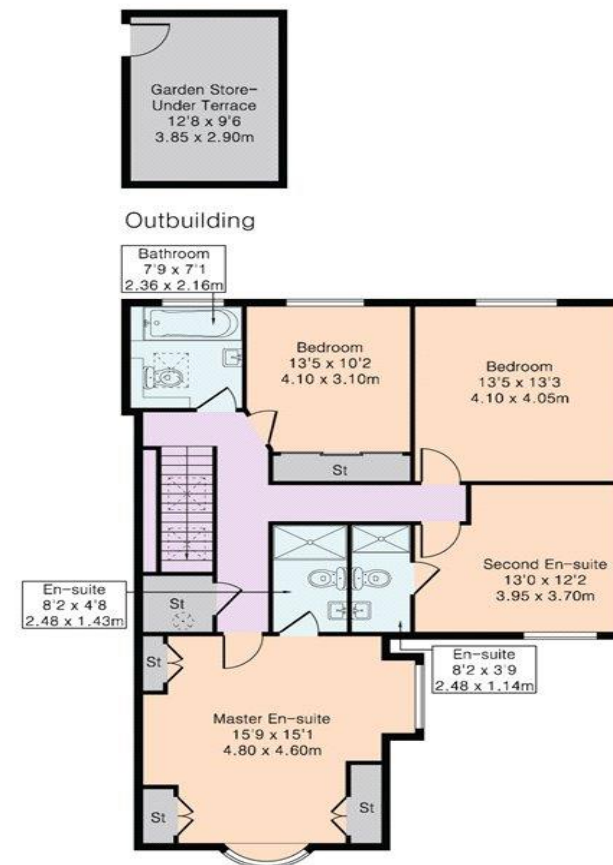


**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold 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.



Ground Floor

Approximate Gross Internal Area 2551 sq ft – 238 sq m  
Ground Floor Area 1066 sq ft – 99 sq m  
First Floor Area 1011 sq ft – 94 sq m  
Garage Area 361 sq ft – 34 sq m  
Outbuilding Area 113 sq ft – 11 sq m



First Floor



Outbuilding



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