



## **Park Road, Northaw, Potters Bar, Hertfordshire, EN6**

**£485,000**

- **THREE / FOUR BEDROOMS**
- **KITCHEN / BREAKFAST ROOM**
- **DUAL ASPECT LIVING ROOM**
- **SUPERB PANORAMIC VIEWS**

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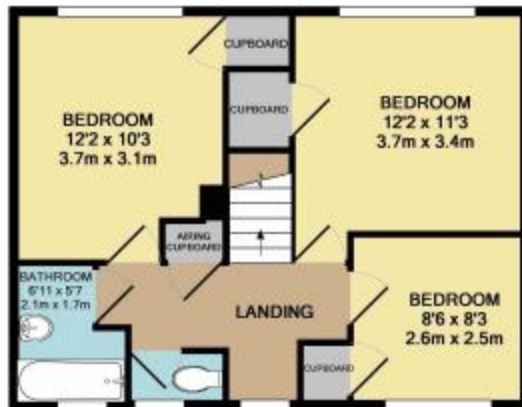
**£485,000 Freehold**

CHAIN FREE

This delightful Three / Four bedroom home situated in the popular leafy village of Northaw with exceptional panoramic views over countryside to the rear of the home. The family home consists dual aspect lounge, kitchen breakfast room and fourth bedroom on the ground floor. The first floor benefits from two double bedrooms with spectacular open countryside views, one single bedroom, plus a family bathroom with separate WC.



GROUND FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

