



**OLIVER**

**& AKERS** EST.2014

*Estate Agency with a personal touch!*

## **The Ridgeway, Northaw, Herts, EN6**



Set behind electric gates, in this STUNNING location is this LARGE four bedroom DETACHED FAMILY HOME which has planning permission for further extension. Backing directly onto open views and kept in good condition throughout.

- **Three Reception Rooms**
- **Four Bedrooms**
- **Three Bathrooms**
- **Large Driveway**
- **Large Garden**
- **Views To The Rear**
- **P/P For Further Extension**
- **In Excess of 2,500sq ft**

**£1,395,000 Freehold**

# The Ridgeway, Northaw, Herts, EN6

## Accommodation Comprises

Entrance Hall **17'3" x 13'0" (5.26m x 3.96m)**

Guest Cloakroom

Lounge **17'11" x 17'1" (5.46m x 5.21m)**

Large Kitchen/Diner

Kitchen Area **18'10" x 11'6" (5.74m x 3.51m)**

Dining Area **24'7" x 10'8" (7.49m x 3.25m)**

Family/Play Room **16'5" x 10'2" (5.00m x 3.10m)**

Utility Room **10'4" x 6'3" (3.15m x 1.91m)**

Stairs To First Floor

Landing

Master Bedroom **14'1" x 11'10" (4.29m x 3.61m)**

En-Suite Bathroom

Bedroom Two **13'0" x 9'4" (3.96m x 2.84m)**

En-Suite Shower Room

Bedroom Three **13'7" x 13'0" (4.14m x 3.96m)**

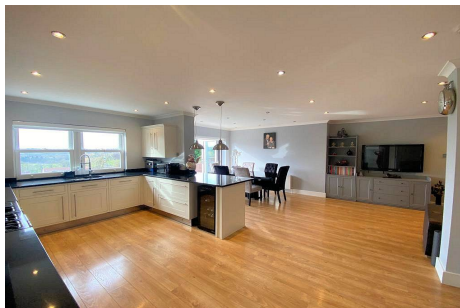
Bedroom Four **13'7" x 11'8" (4.14m x 3.56m)**

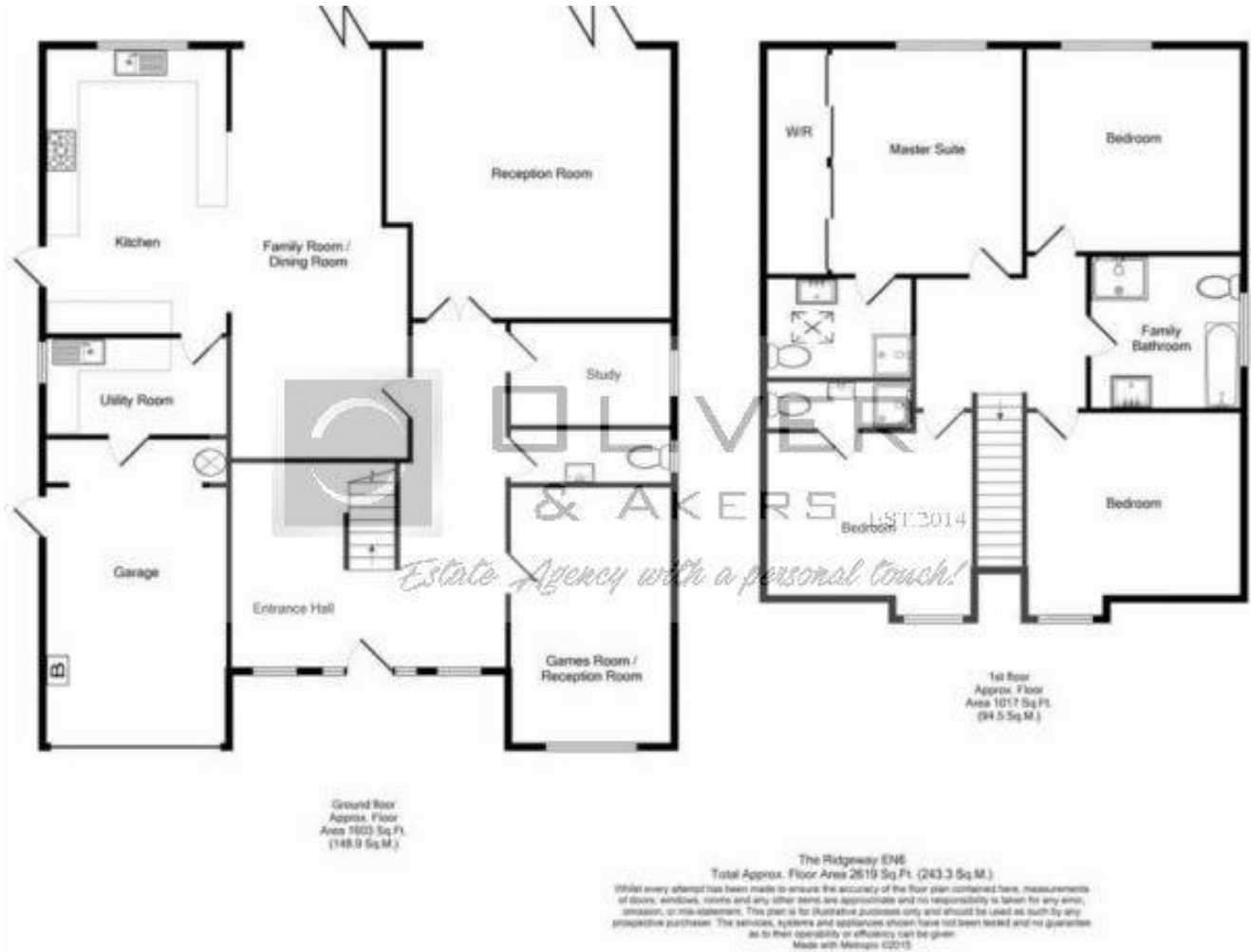
Family Bathroom

Exterior

Large Rear Garden

Large Driveway





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.