



## Vineyards Road, Northaw



- BEAUTIFULLY PRESENTED
- PREMIER LOCATION
- PRIVATE GATED RESIDENCE
- CINEMA ROOM
- FOUR RECEPTION ROOMS
- SWIMMING POOL
- NO ONWARD CHAIN

# Vineyards Road

Northaw EN6 4PA

This fabulous, detached residence situated behind electric gates on one of Hertfordshire's premier addresses of Vineyards Road. The property has been beautifully improved and renovated to offer a modern, bright, and versatile accommodation with an impressive frontage of circa 115' foot and a wonderful rear garden with swimming pool and detached studio. The five bedrooms and three bathrooms with walk in wardrobe to main bedroom compliments the large living space downstairs consisting of 4 reception rooms, cinema room and large kitchen.

Vineyards Road is generally regarded as one of Hertfordshire's premiere locations with many of the properties on the southern side (including this one) having unrivalled views over green belt countryside. Cuffley Great Woods are on the other side of the road, whilst Cuffley village centre is approximately a two minute drive with its main line railway station (Hertford North - Kings Cross/Moorgate). Brookfield Farm retail park (A10) is nearby. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.



Ground Floor

Approximate Gross Internal Area 3162 sq ft – 294 sq m  
 Ground Floor Area 1851 sq ft – 172 sq m  
 First Floor Area 1184 sq ft – 110 sq m  
 Outbuilding Area 127 sq ft – 12 sq m



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		