



**Vicarage Close, Northaw, Potters Bar, EN6 4NY**

**welcome to**

**Vicarage Close, Northaw, Potters Bar**

Barnfields are pleased to offer this three bedroom detached house in cul-de-sac location in the delightful Village of Northaw. Offered on a chain free basis, this spacious home requires modernisation but boasts excellent potential and has the added benefit of a carport and garage.



### Entrance Hall

Understairs storage cupboard, radiator, double glazed window to side, stairs to first floor.

### Cloakroom / WC

Low flush WC, wash hand basin, double glazed window to side, tiled walls.

### Dual Aspect Lounge

24' 3" x 12' 6" ( 7.39m x 3.81m )  
Double glazed window to front, coving to ceiling, tiled fireplace with gas fire, two radiators, double glazed window to front, double glazed French windows to rear garden, door to kitchen.

### Kitchen

12' 11" x 8' 9" ( 3.94m x 2.67m )  
Wall and base cupboards with contrasting work surface over, inset stainless steel double sink and drainer, wash hand basin, gas cooker point, gas hob, plumbing for washing machine, wall mounted central heating boiler, UPVC double glazed window to rear, part tiled, door to side.

### First Floor

#### Landing

Double glazed window to side, airing cupboard, coving to ceiling, access to loft.

### Bedroom One

12' 8" x 12' 4" ( 3.86m x 3.76m )  
Double glazed window to front, coving to ceiling, built-in wardrobe, radiator.

### Bedroom Two

11' 7" x 9' 9" ( 3.53m x 2.97m )  
Double glazed window to rear, coving to ceiling, radiator, built-in wardrobe.

### Bedroom Three

9' 10" x 8' 5" ( 3.00m x 2.57m )  
Double glazed window to rear, views across countryside, radiator, coving to ceiling.

### Bathroom

Low flush WC, wash hand basin, cast iron bath, part tiled, radiator, coving, double glazed window to front.

### Outside

#### Front Garden

Lawned area, driveway to carport and garage.

#### Rear Garden

Split level patio area, shrub borders, water butt, outside tap.

### Garage

31' 2" x 8' 4" ( 9.50m x 2.54m )  
Via carport, up and over door, window to rear, door to garden.



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## Vicarage Close, Northaw, Potters Bar

- CHAIN FREE
- VILLAGE LOCATION
- GREENBELT SURROUNDINGS
- WELL PROPORTIONED SIZES
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£600,000**



Please note the marker  
reflects the postcode not  
the actual property



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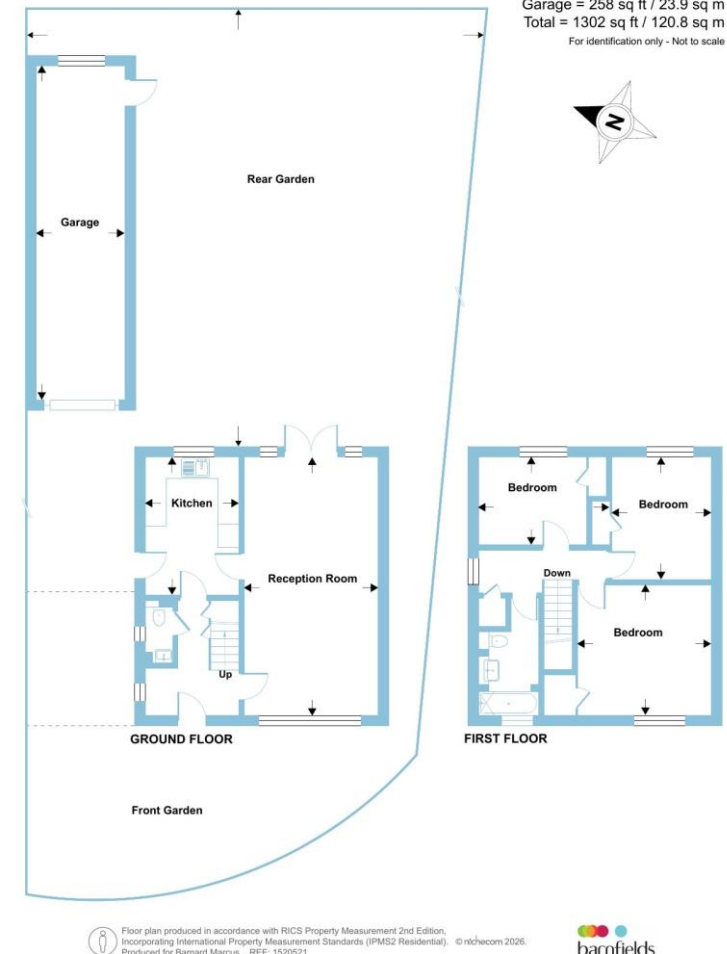
Property Ref:  
ENF106152 - 0002

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## Vicarage Close, Northaw, Potters Bar, EN6

Approximate Area = 1044 sq ft / 96.9 sq m  
Garage = 258 sq ft / 23.9 sq m  
Total = 1302 sq ft / 120.8 sq m  
For identification only - Not to scale



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