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## 55 The Ridgeway, Northaw, Potters Bar, EN6 4BD

**£1,799,500**

Sitting on the highly prestigious 'The Ridgeway' is this detached four/five bedroom home.

The living accommodation spreads across roughly 3000 square feet comprising of four bedrooms plus two additional loft rooms, En-suite to Bedroom One, Family Bathroom, second floor Shower Room, Downstairs WC, two reception rooms plus much more. To the rear of the home is a stunning Kitchen/Diner with patio doors overlooking the south-facing garden and London's beautiful sky-line.

'The Ridgeway', arguably one of the most prestigious roads in Hertfordshire this prime location offers the best of village life being one of the most rural parts of the London commuter belt whilst benefitting from excellent connections, Cuffley Station provides key services to Moorgate and Kings Cross whilst it's close proximity to the M25, M1 and M11 motorways and Luton, Stansted and Heathrow Airports further enhance its position. Whether you're travelling for work or looking to soak up some culture in City, you will be placed within easy reach.

Viewing is highly advised!





- Driveway**
- Lobby**
- Entrance Hall**
- Lounge/Reception One**  
18' x 17' (5.49m x 5.18m)
- Kitchen/Diner**  
24' x 22' (7.32m x 6.71m)
- Dining Room/Reception Two**  
14' x 11' (4.27m x 3.35m)
- Downstairs WC**
- Utility Room**
- Garage**
- First Floor Landing**
- Bedroom One**  
12'2" x 13' (3.71m x 3.96m)
- Bedroom Two**  
12'1" x 15'2" (3.68m x 4.62m)
- Bedroom Three**  
11'7" x 11'2" (3.53m x 3.40m)
- Bedroom Four**  
20' x 9' (narrowing to 6') (6.10m x 2.74m (narrowing to 1.83m))

- Family Bathroom**
- En-Suite to Bedroom One**
- Loft Room/Bedroom**  
16' x 14'7" restricted head height (4.88m x 4.45m restricted head height)
- Shower Room**
- Loft Room**  
12'8" x 9'5" restricted head height (3.86m x 2.87m restricted head height)
- Rear Garden**
- Summer House**
- Reference**  
CH6448/PL/EB/EB/15042024 - Cheshunt Estate Agent LANES

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

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

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

