



Firs Wood Close, Northaw



- SEMI RURAL FEEL
- 7 ACRES OF COMMUNAL LAND
- 2 TENNIS COURTS
- 3 BEDROOMS



- CHAIN FREE
- STUNNING VIEWS
- PRIVATE ESTATE
- PARKING



Firs Wood Close  
Northaw EN6 4BY

**\*CHAIN FREE\*** Situated in the private and secluded estate of Northaw Park, this fantastic 3 bedroom property can be found. The accommodation consists off: Entrance hallway, living room which leads into a conservatory, kitchen. On the first floor there are 2 bedrooms and 1 bathroom and on the second floor the master bedroom with an en-suite bathroom. The property further benefits from having its own private south facing rear garden plus the beautiful 7 acres of communal gardens and woodland. There are 2 tennis courts exclusive for residents. **\*CHAIN FREE\***

Trains to Kings Cross take under 25 minutes from Potters Bar and Cuffley station is also a short drive away with services into London, Junction 24 of the M25 is less than 2 miles distant. The area offers a very good selection of state, private and community schools, which include Queenswood Girls School and Hailiebury College. Hertfordshire University is based in Hatfield, a short distance away. Many golf courses are to be found in the area and there is good local shopping in Potters Bar.



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| A (92-100)                                  |           | A (92-100)  |           |
| B (81-91)                                   |           | B (81-91)   |           |
| C (69-80)                                   |           | C (69-80)   |           |
| D (55-68)                                   |           | D (55-68)   |           |
| E (39-54)                                   |           | E (39-54)   |           |
| F (21-38)                                   |           | F (21-38)   |           |
| G (1-20)                                    |           | G (1-20)  |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England, Scotland & Wales                   |           | England, Scotland & Wales                                       |           |