



Carbone Hill, Northaw



- APPROX. 6000 SQ FT OF ACCOMMODATION
- INDOOR SWIMMING POOL WITH GYM
- SELF-CONTAINED ANNEXE
- GROUNDS OF APPROXIMATELY HALF AN ACRE



- GATED ENTRANCE
- DOUBLE GARAGE
- STUNNING REAR GARDEN WITH A SUMMER HOUSE
- 5/6 BEDROOMS

Carbone Hill
Northaw EN6 4PN

We are delighted to offer this beautifully appointed double fronted detached family home set in stunning grounds of approximately half an acre which is entered via electric gates with off street parking for several cars and a double garage. This fantastic home offers approximately 6,000 sq ft of accommodation with five/six bedrooms, four en suite bathrooms and benefitting from an indoor heated swimming pool, gym and changing room. The ground floor accommodation consist of drawing room, TV room, dining room/snooker room, further dining room/bar, kitchen/breakfast room, utility room and a self-contained annexe which has its own separate access, open plan living area/bedroom, en suite shower room and kitchenette. To the first floor we have the principle bedroom benefitting from an en suite bathroom, dressing room/bedroom five and air-conditioned. A further 3 bedrooms two of which benefit from en suites and a further family bathroom. To the rear there is a stunning garden, terrace and summer house.

The historic and picturesque village of Northaw is a designated conservation area and although quietly situated has excellent connections to London via rail and road. The West End can be reached in less than an hour by car and trains to Kings Cross take under 45 minutes. Junction 24 of the M25 is less than two miles away. The area offers an excellent selection of state, private and community schools including Queenswood Girls School, Haileybury College and St John’s. There are a number of local golf courses and shopping available in nearby Cuffley and Potters Bar.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

