



Hanyards Lane
Cuffley EN6

10a Hanyards Lane Cuffley EN6 4AT

This substantial residence boasts circa 4934 sq ft of modern, luxurious accommodation arranged over three floors. Located in one of Cuffleys most sought after locations this wonderful family home comprises spacious welcoming hallway, eight bedrooms, three reception rooms, wonderful open plan kitchen/family room, utility, four bathrooms, integral garage and a wonderful southerly facing rear garden.

Sitting just north of the M25, Hanyards Lane also gives quick access to many major arterial roads. A number of top schools are within a small radius of Cuffley. Renowned private schools include St John's Preparatory/Senior, Queenswood, Lochinver House and Stormont Preparatory in addition to a good selection of state schools. Northaw Great Wood, 300 acres of woodland, is moments away.

Early viewing of this truly exceptional home is essential to fully appreciate the standard and size of accommodation on offer.











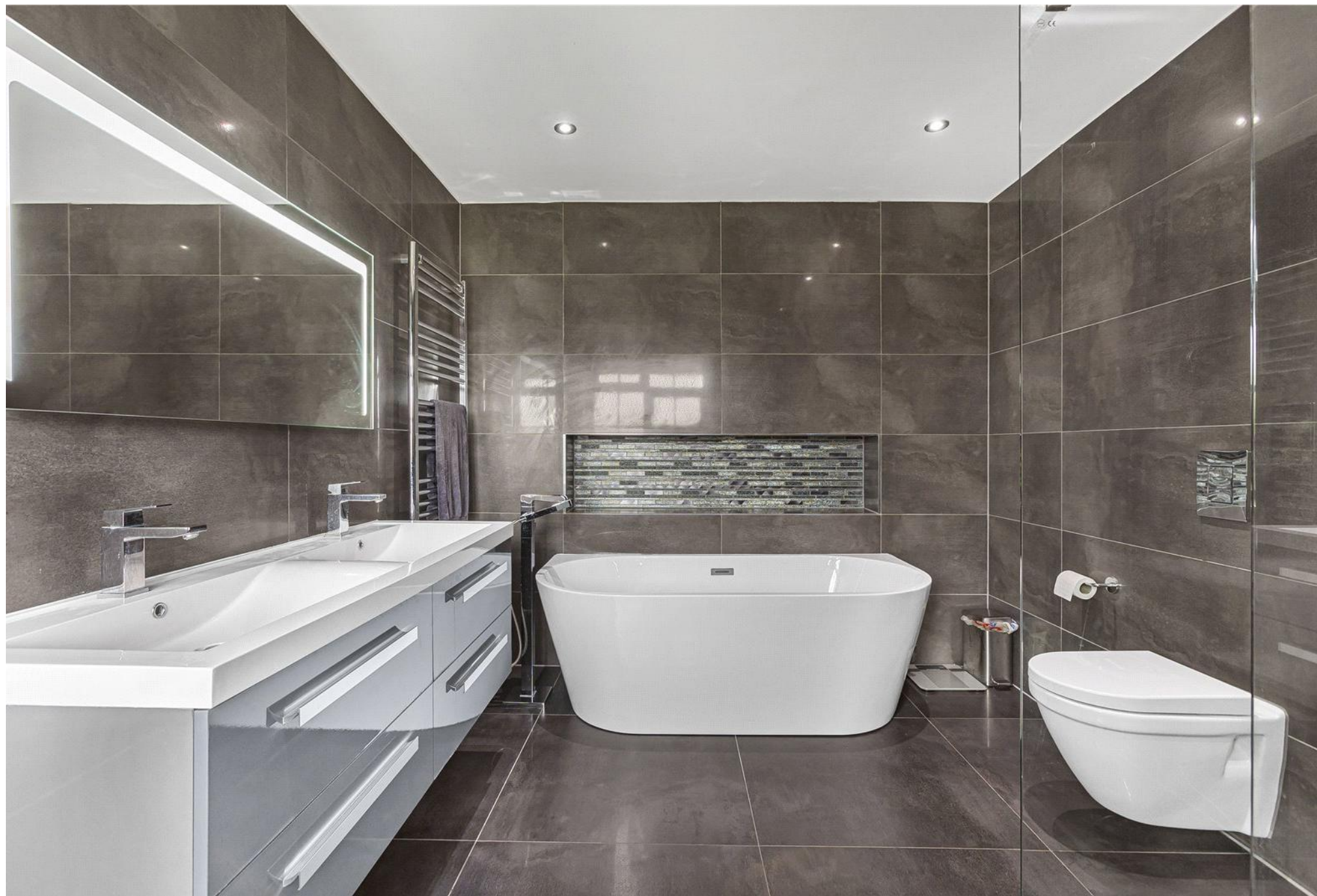
























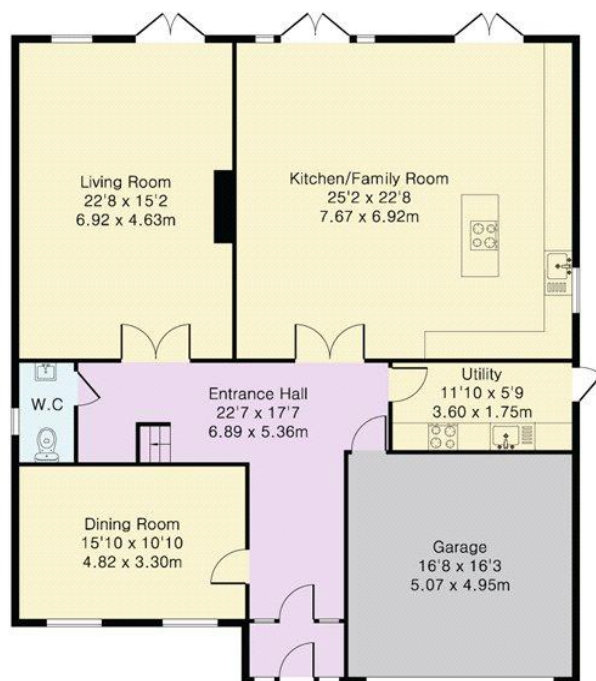




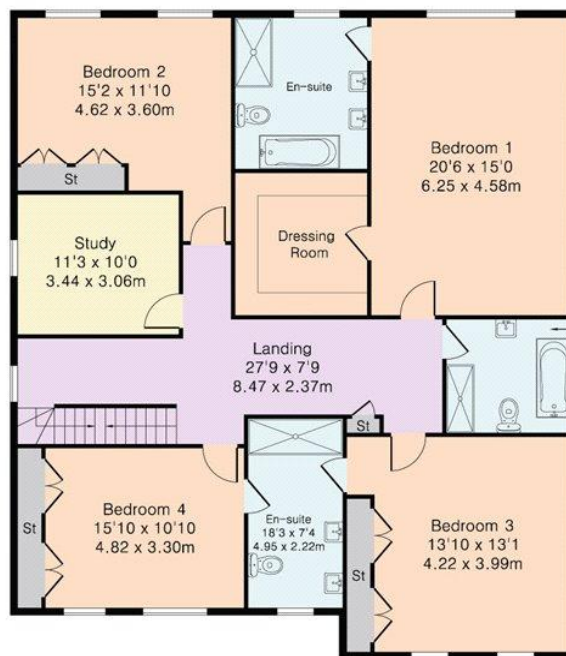
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD

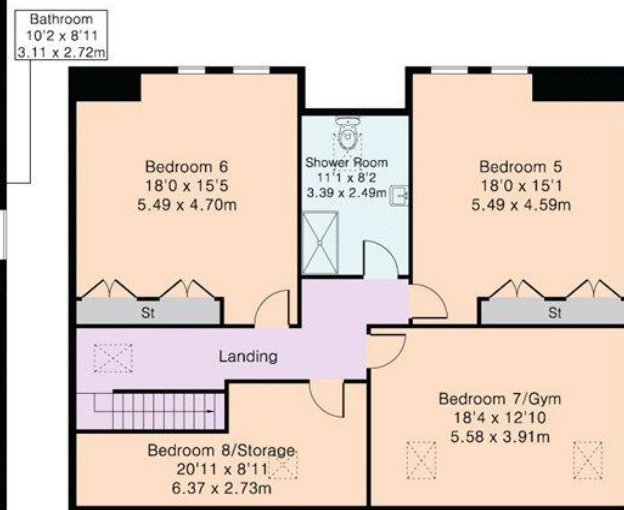
Approximate Gross Internal Area 4934 sq ft – 458 sq m
Ground Floor Area 1802 sq ft – 167 sq m
First Floor Area 1644 sq ft – 153 sq m
Second Floor Area 1488 sq ft – 138 sq m



Ground Floor



First Floor



Second Floor



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com