

Hanyards Lane

Cuffley



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Cuffley, Hertfordshire, EN6 4AS

Positioned in one of Hertfordshire's most sought after locations, is this substantial 5 bedroom family home approaching approximately 6,000 square feet. Features include: 3 reception rooms, 5 en suite bath/shower rooms, and indoor exercise pool with changing room, shower and cloakroom. Tenant fees apply.

The property is set behind a gated carriage block paved driveway offering parking for numerous vehicles. To the rear is a brick paved patio spanning the width of the property, a large lawn is surrounded by a mature selection of shrubs and trees offering privacy and seclusion. At the end of the garden is a wooden pagoda.

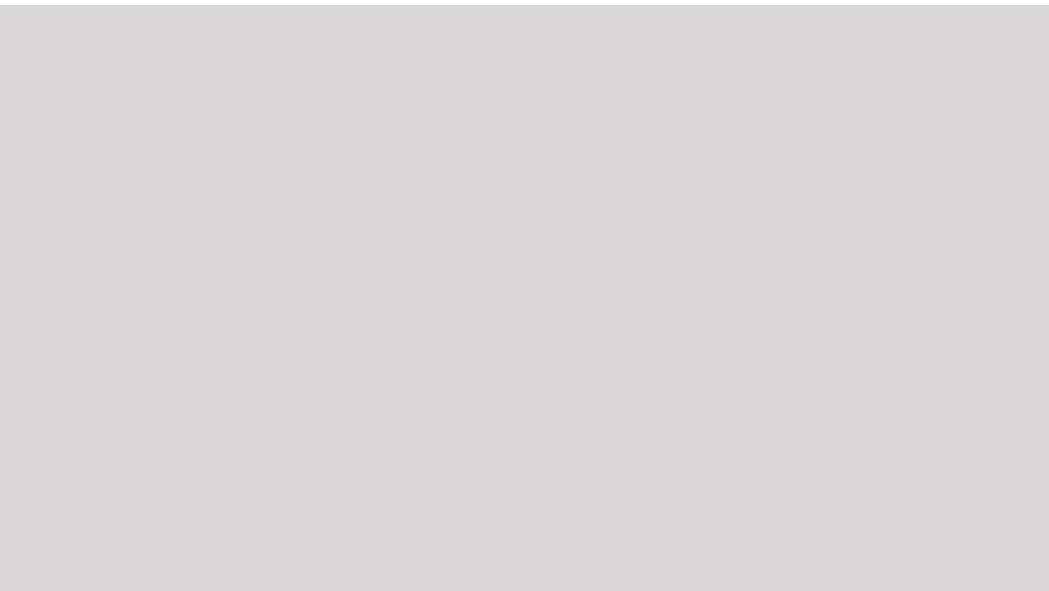
Location: Hanyards Lane is a private road situated off the Cuffley/Northaw Ridgeway on the outskirts of Cuffley. The village itself has a mainline rail station with direct access into London Moorgate and Kings Cross via Finsbury Park (approx 39 minutes). A wide range of excellent local schooling includes, Lochinver House (Boys), Stormont (Girls) and Queenswood (Girls secondary). Junction 24 of the M25 and the A10 are a short drive away.

Local recreational facilities include Cuffley Tennis and Football clubs, numerous golf clubs, horse riding, and walking.









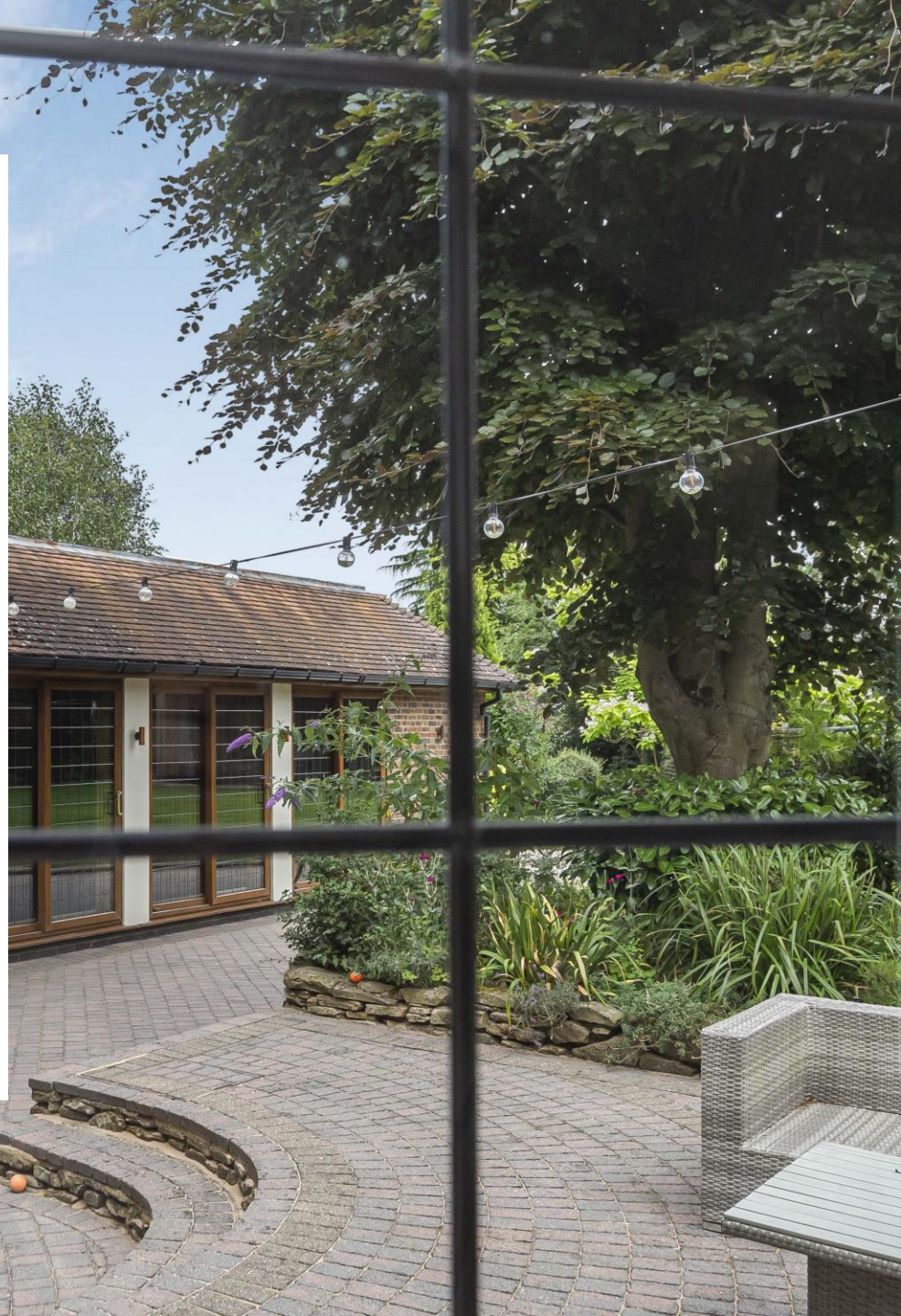







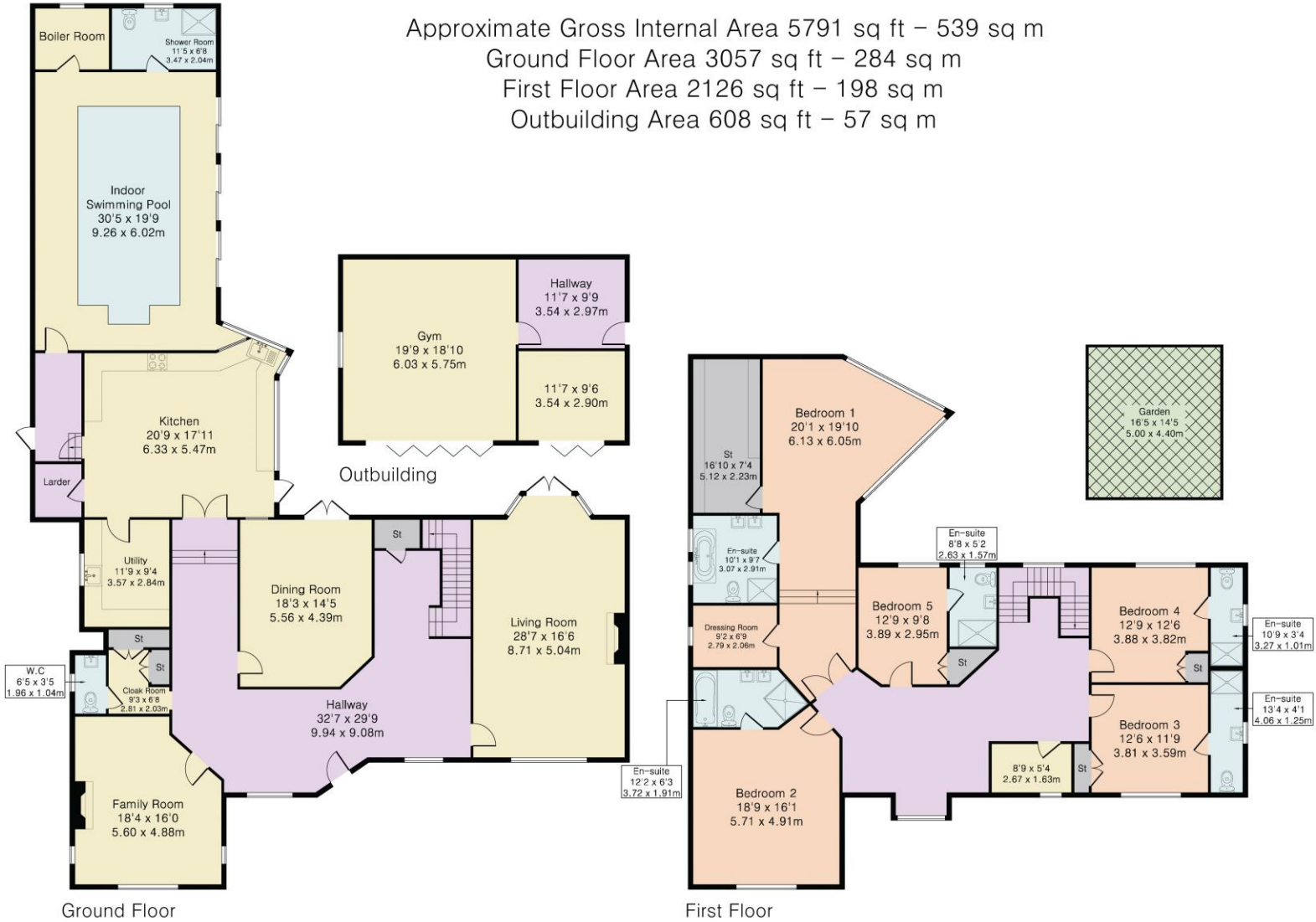






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	80	85
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 5791 sq ft – 539 sq m
 Ground Floor Area 3057 sq ft – 284 sq m
 First Floor Area 2126 sq ft – 198 sq m
 Outbuilding Area 608 sq ft – 57 sq m



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