



The Ridgeway
Cuffley EN6 4BB

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A wonderful detached family home located on a substantial plot on this prestigious road . The fabulous south facing mature rear gardens offer wonderful views towards the City of London and rolling countryside.

Offering circa 4245 sq ft of versatile accommodation, this property offers great potential for an ongoing custodian to make this property their own family home with the possibility of extending and modernising the property, subject to planning permission.

Location:- Within 5 minutes of Cuffley train station (40 minutes into central London) and an excellent selection of local convenience shops and restaurants. Also, within 10 minutes to the M25 so it has excellent travel links. The property is ideally located in a popular residential location, convenient to local amenities, transport links and several highly regarded schools including Queenswood Girl's School and Lochinver House boy's school. The property also enjoys a delightful rural feel, being just footsteps from the Northaw Great Woods. An abundance of sports facilities can also be found locally which include tennis, golf and horse riding.



















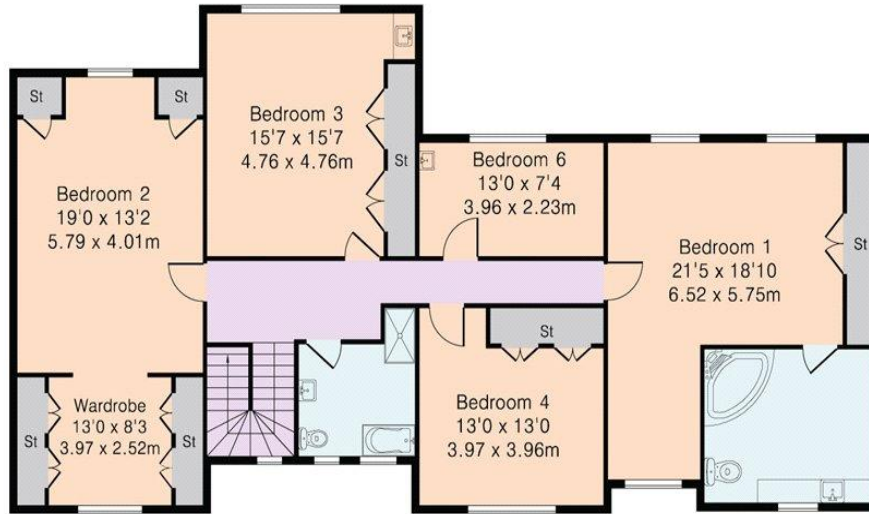




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 4245 sq ft – 395 sq m
 Ground Floor Area 2730 sq ft – 254 sq m
 First Floor Area 1515 sq ft – 141 sq m

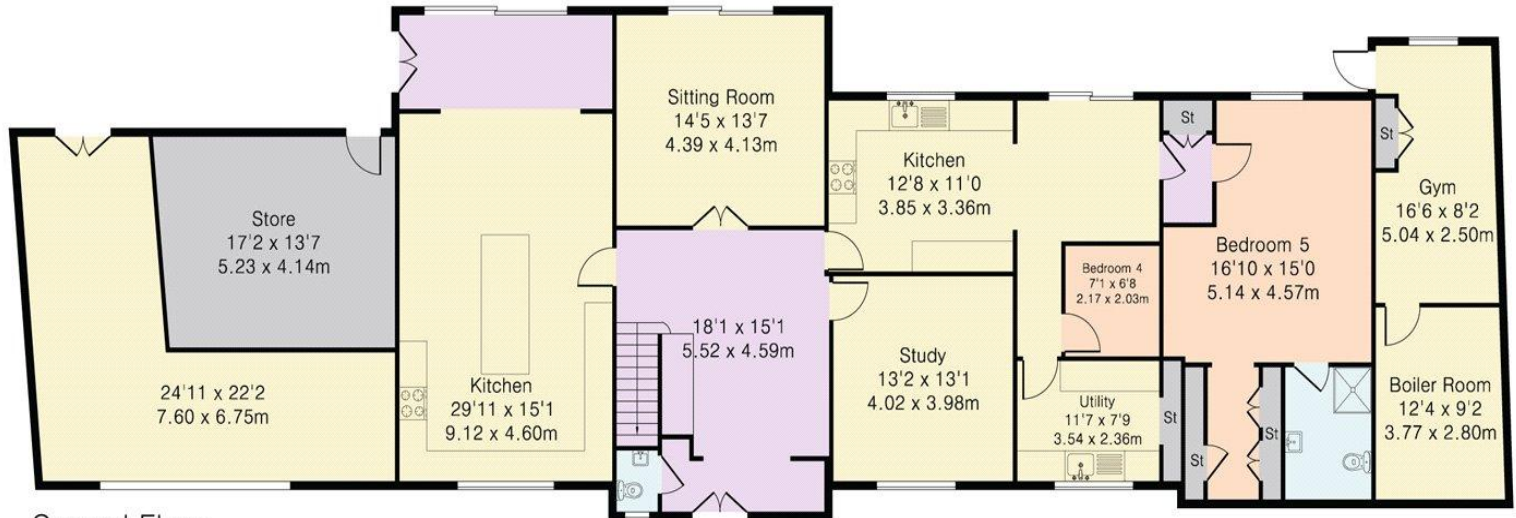
Local Authority: Welwyn & Hatfield
Council Tax Band: H
Tenure: FREEHOLD



First 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.



Ground Floor



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