



Bradgate
Cuffley EN6

12 Bradgate, Cuffley EN6 4RL

Set behind a gated entrance an exceptional 6 bedroom detached family residence extending to approximately 3,653 sq ft (339 sq m), beautifully arranged over three floors and offering an outstanding balance of elegant reception rooms, expansive bedroom accommodation, and versatile ancillary areas. This impressive home combines refined contemporary living with excellent practicality for modern family life.

The ground floor is centred around a superb open-plan kitchen/dining room measuring over 23 ft in length, creating a wonderful social hub ideal for both everyday living and entertaining. Complementing this are two substantial reception rooms, a dedicated office/study, spacious entrance hallway, utility room, guest cloakroom, and integral garage facilities providing excellent storage and convenience.

The first floor offers four well-proportioned double bedrooms, including a luxurious principal suite with en-suite bathroom and dressing room. A further bedroom also benefits from its own en-suite, while an additional family bathroom serves the remaining accommodation. The layout has been thoughtfully designed to provide both privacy and flexibility for growing families.

Occupying the top floor are two further generous bedrooms, one enjoying access to a private balcony, together with additional ancillary space, creating an ideal guest level, teenage retreat, or work-from-home environment.

Externally, the property enjoys an expansive rear garden extending approximately 82 ft, providing excellent outdoor entertaining space and ample room for family enjoyment. A substantial outbuilding with adjoining WC offers further versatility and could be utilised as a studio, gym, home office, or leisure space, subject to requirements. There is ample parking provided parking by a large gated driveway and an additional double garage.

This is a rare opportunity to acquire a substantial and highly versatile home offering extensive accommodation, excellent proportions, and exceptional flexibility in a sought-after setting.

Location: Cuffley Village has a main high street with a selection of restaurants and shops including a Tesco Express, Library and a village hall. The Brookfield Centre at Cheshunt is around a ten minute drive.

Schools: Cuffley Primary. In the private sector, Lochinver House (Boys), Stormont (Girls) and Queenswood (Girls secondary) are nearby.

Rail: Direct link into Moorgate and Kings Cross via Finsbury Park. **Roads:** Junction 24 of the M25 and the A10 are a short drive away.









































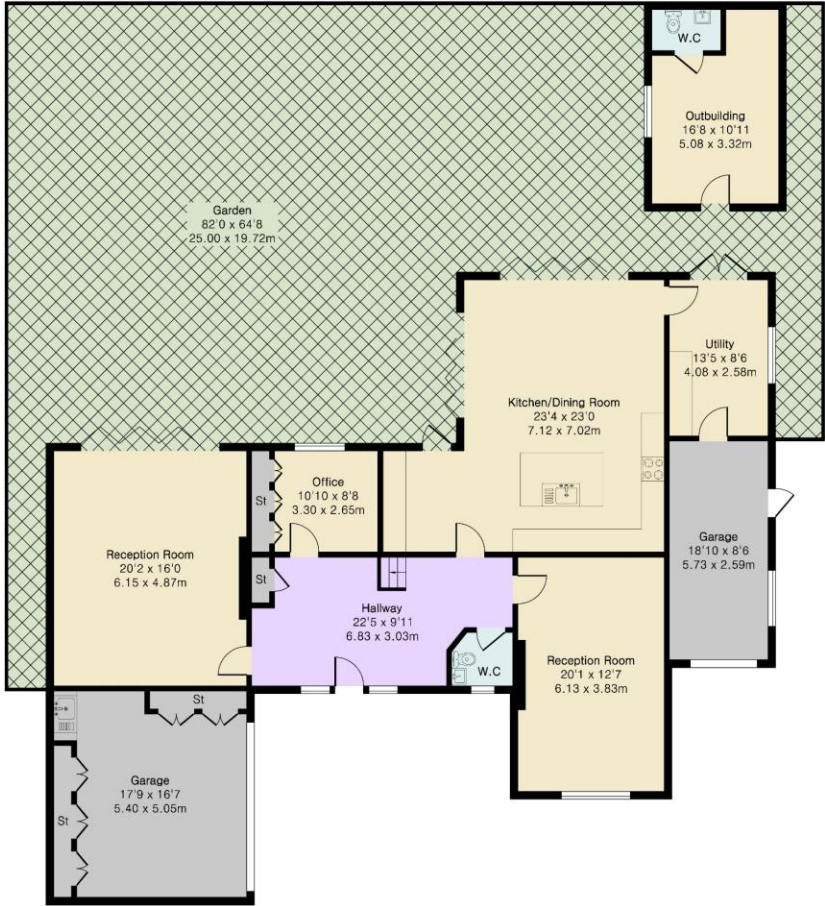


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

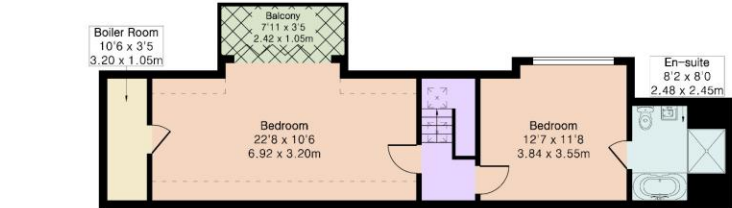
Local Authority:
Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD



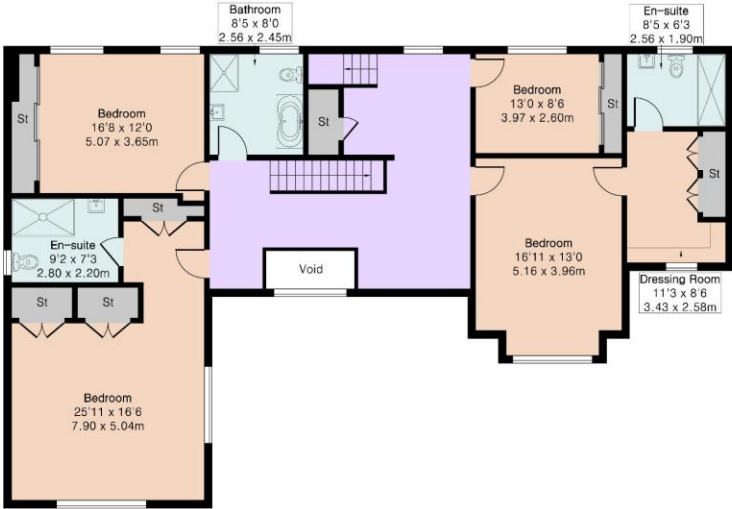
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Ground Floor



Top Floor



First Floor

Approximate Gross Internal Area 3653 sq ft - 339 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1542 sq ft – 143 sq m
First Floor Area 1550 sq ft – 144 sq m
Top Floor Area 561 sq ft – 52 sq m
Garage Area 453 sq ft – 42 sq m
Outbuilding Area 182 sq ft – 17 sq m





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