



Hill Rise
Cuffley EN6 4ED

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❖ This wonderful detached residence offers circa 2055 sq. ft. of versatile accommodation. The ground floor comprises welcoming reception hallway, lovely reception room, modern open plan kitchen/family room, utility and guest cloakroom. On the first floor there are four bedrooms with en suite to principal bedroom, family bathroom and a staircase to the loft room.

❖ The rear garden has a paved seating area to the immediate rear with steps up to the remainder which is laid mainly to lawn. The frontage provides off street parking and allows access to the tandem garage.

❖ The property is located within close proximity to Cuffley village with variety of local shops, restaurants and mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are within easy reach by car.













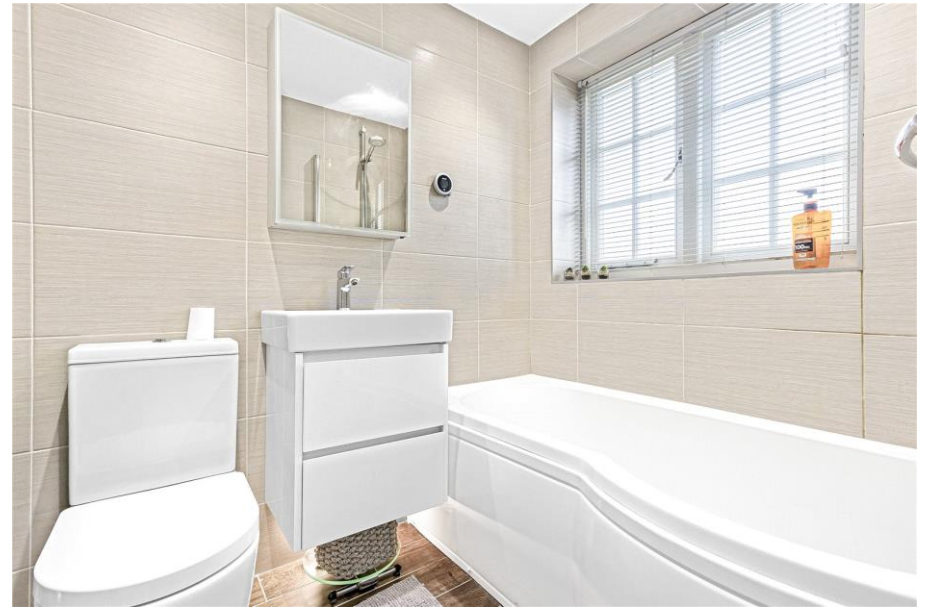




If a GIRL can't get what she
wants by being CLEVER she can
always GET it by being DUMB.













Approximate Gross Internal Area 2055 sq ft - 191 sq m

Ground Floor Area 1089 sq ft – 101 sq m

First Floor Area 729 sq ft – 68 sq m

Second Floor Area 237 sq ft – 22 sq m

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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.

