



East Ridgeway
Cuffley, EN6 4AW

East Ridgeway, Cuffley

Located on East Ridgeway one of Cuffley's most prestigious roads is this truly opulent home offering circa 8200 sq ft of modern and luxurious accommodation.







ACCOMMODATION SUMMARY

Entrance Hallway * Two Guest Cloakrooms * Reception Room * TV Room
Kitchen/Breakfast/Family Room * Utility Room * Study * Mezzanine Floor
6 Bedrooms * 6 Ensuites * Landscaped Garden * Swimming Pool







Located on East Ridgeway one of Cuffley's most prestigious roads is this truly opulent home offering circa 8200 sq ft of modern and luxurious accommodation arranged over 3 floors. Having been extended and meticulously remodelled by the current owner's features include electronic security gates, CCTV, fabulous super room, cinema room with surround sound, amazing principal bedroom with mezzanine dressing room, gymnasium and outdoor heated swimming pool.

Situated within a short stroll of Cuffley train station and surrounded by countryside, Cuffley Village has a main high street with a selection of restaurants and shops including a Tesco Express, Library and a village hall as well as excellent schooling. The Brookfield Centre is around a ten-minute drive.





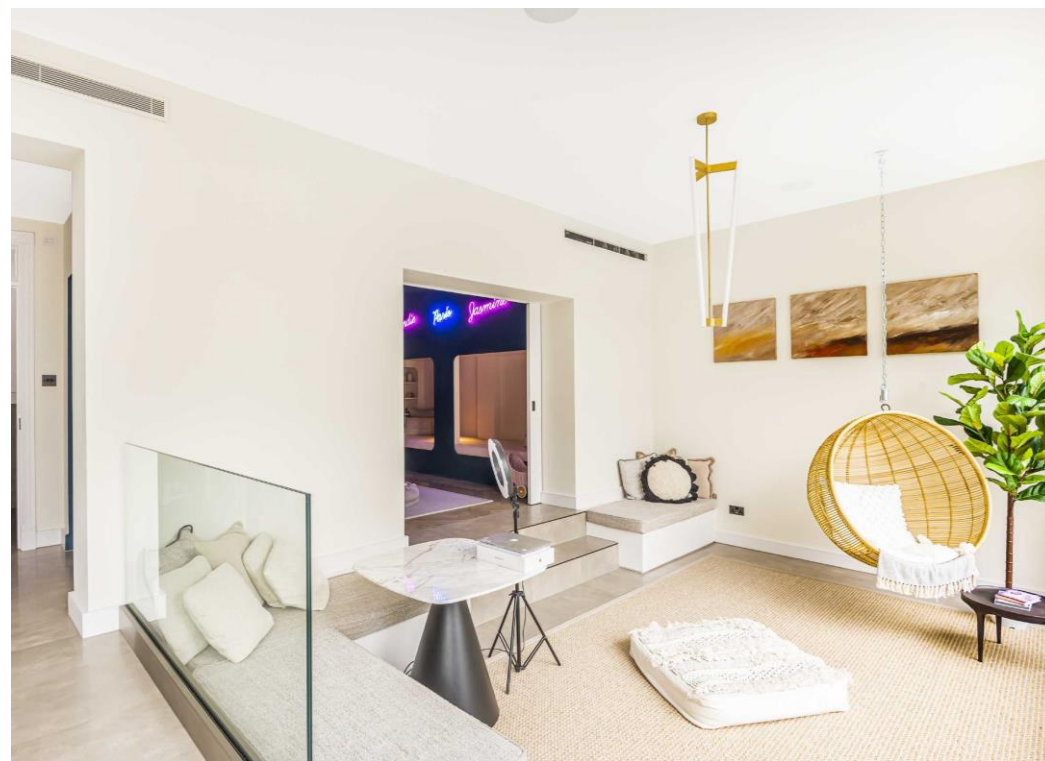
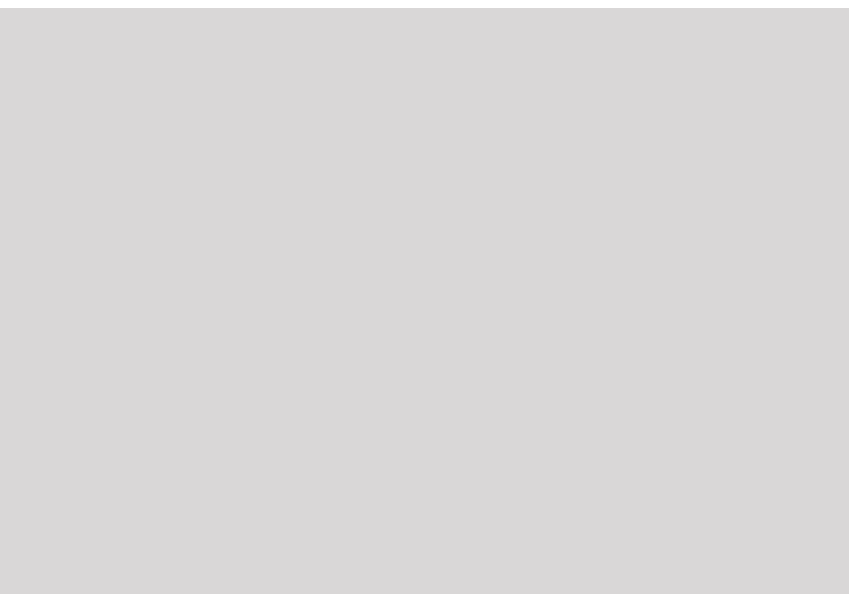
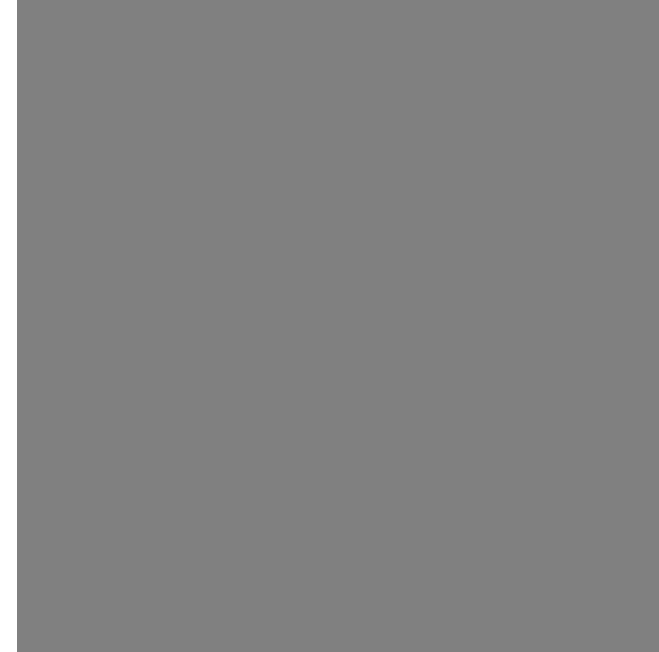


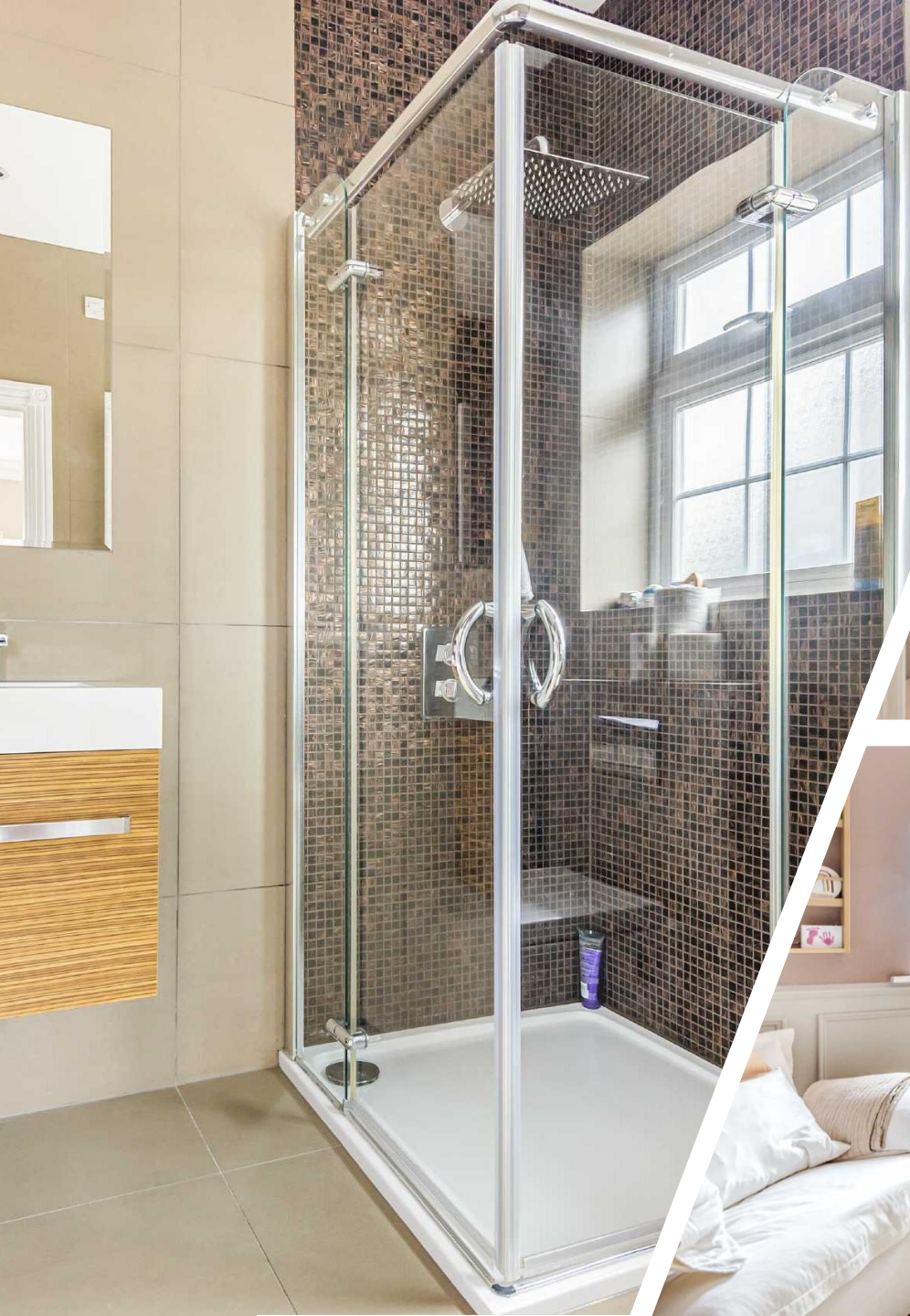








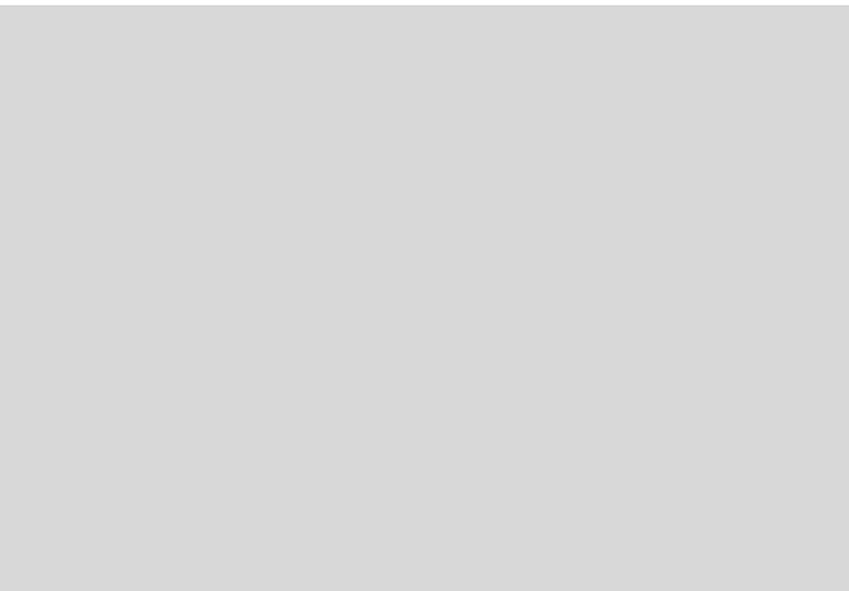
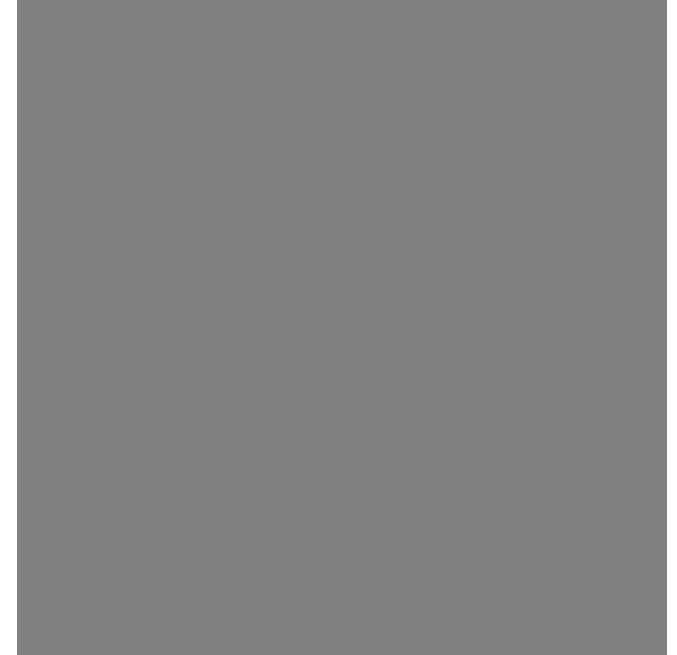














Cuffley, Potters Bar, EN6


Approximate Area = 8169 sq ft / 759.1 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

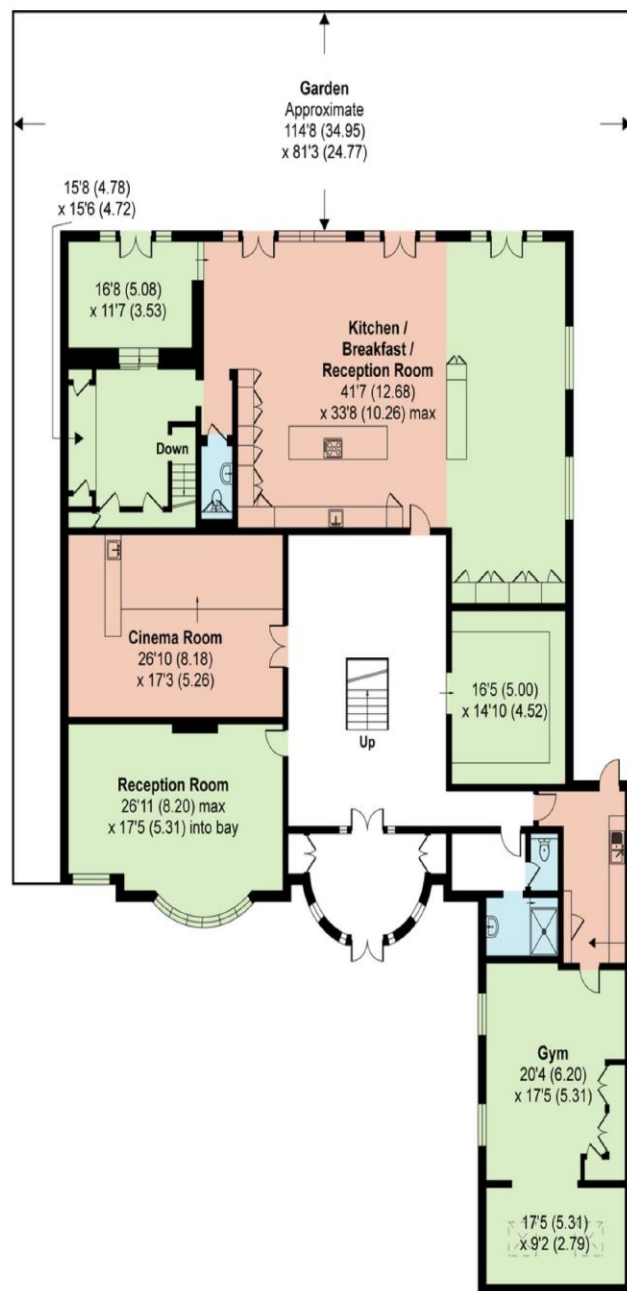
Total = 8201 sq ft / 762 sq m

For identification only - Not to scale

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

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) A | 75 | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 77 | 77 |
| (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.





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