

**STATONS**

# Hanyards Lane

Cuffley







Hanyards Lane  
Cuffley  
Hertfordshire  
EN6 4AS

Positioned in one of Cuffleys most sought after locations, is this substantial 5 bedroom family home of circa 3,168 square feet. The home is set behind gates other features include: 3 receptions rooms, fully fitted kitchen, conservatory, 3 en suite bath/shower rooms, separate family bathroom, detached double garage and approx 100" rear garden.

The property has gone through a total make over with new flooring being laid and a full decoration throughout.

Council Tax Band H  
Welwyn/Hatfield  
6 Weeks Deposit



































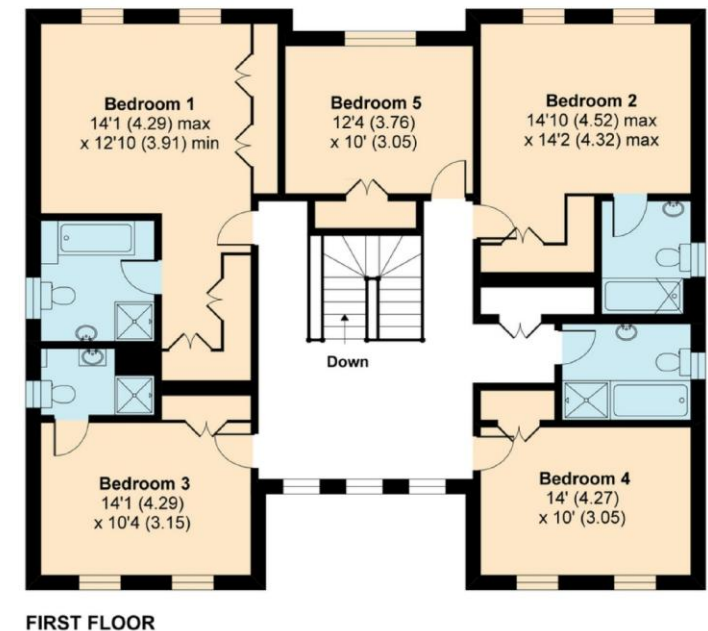
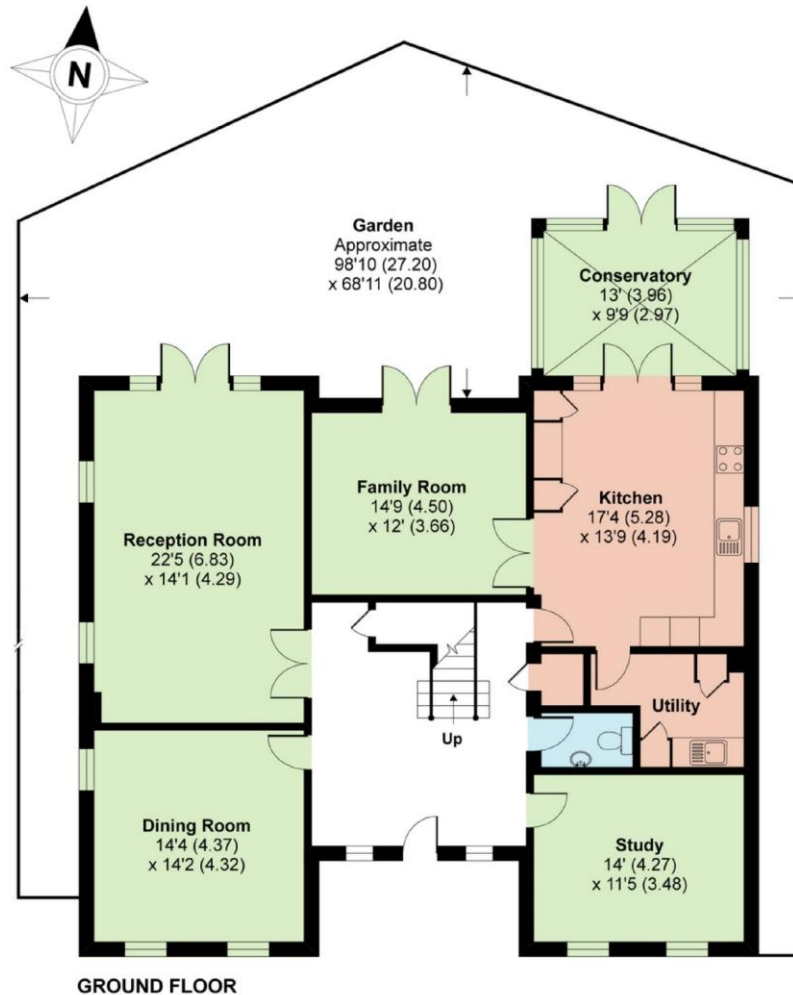




# Hanyards Lane, Cuffley, Potters Bar, EN6

Approximate Area = 3168 sq ft / 294.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	69	76
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	69	76
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	69	76
<b>F</b>		
(1-20)	69	76
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Statons. REF: 672736

**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 size are approximate. All dimensions include wardrobe spaces where applicable.



# **STATONS**

## **STATONS PREMIER LETTINGS**

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HIGH STREET  
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HERTS  
EN5 5SX**

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