



Hanyards Lane
Cuffley, Hertfordshire, EN6 4AS



Hanyards Lane

Cuffley EN6

This wonderful detached residence located behind electric security gates offers circa 3700 sq. ft of luxurious, stylish and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming galleried reception hallway, a wonderful open plan kitchen/family room with a separate utility room, 2 generous reception rooms, an office, a guest cloakroom and an integral double garage which is currently used as a gym.

On the first floor there is a fabulous principal bedroom suite with dressing room and en suite, three further bedrooms, two of which have en-suite facilities and a luxurious family bathroom.

The second floor has a further bedroom with an en-suite and walk in wardrobe and a fabulous 42' cinema/games room which could also be utilised as another bedroom if required.

The fabulous south facing rear garden has a large paved seating area ideal for outdoor entertaining with the remainder laid mainly to lawn. The frontage is approached via electric security gate and is laid mainly to paving and provides ample off street parking as well as access to the garage/gym.

Hanyards Lane is a private road situated off the Cuffley/Northaw Ridgeway on the outskirts of Cuffley and offers a blend of village living, with the City in sight. This charming country location offers tranquillity every day, yet central London is easily accessible with excellent rail and road connections. Cuffley mainline station offers a direct service into the City (32 mins to Moorgate), whilst 10 mins away Potters Bar Bus station will take you into King's Cross in 16 mins, making even a daily commute comfortable.

Sitting just north of the M25, Hanyards Lane also gives quick access to many major arterial roads. A number of top schools are within a small radius of Cuffley. Renowned private schools include St John's Preparatory/Senior, Queenswood, Lochinver House and Stormont Preparatory in addition to a good selection of state schools. Northaw Great Wood, 300 acres of woodland, is moments away.









































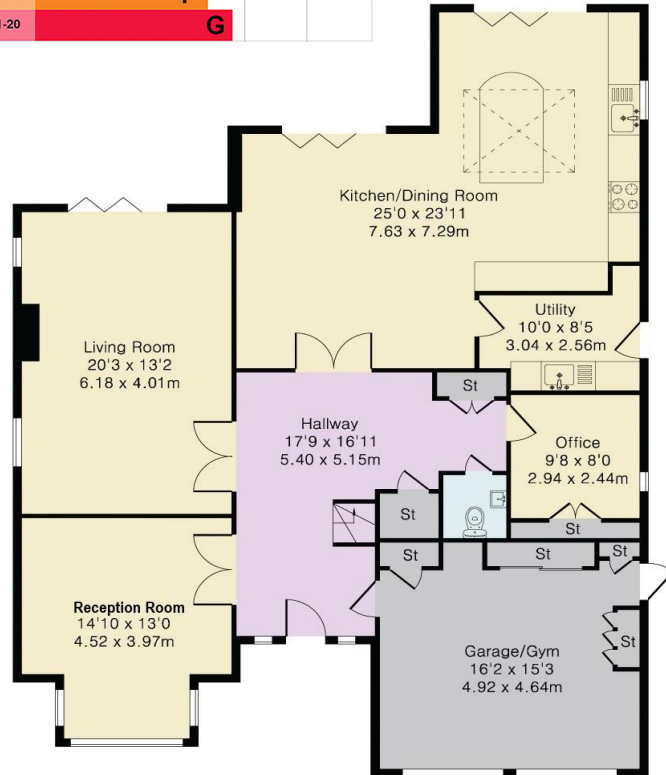




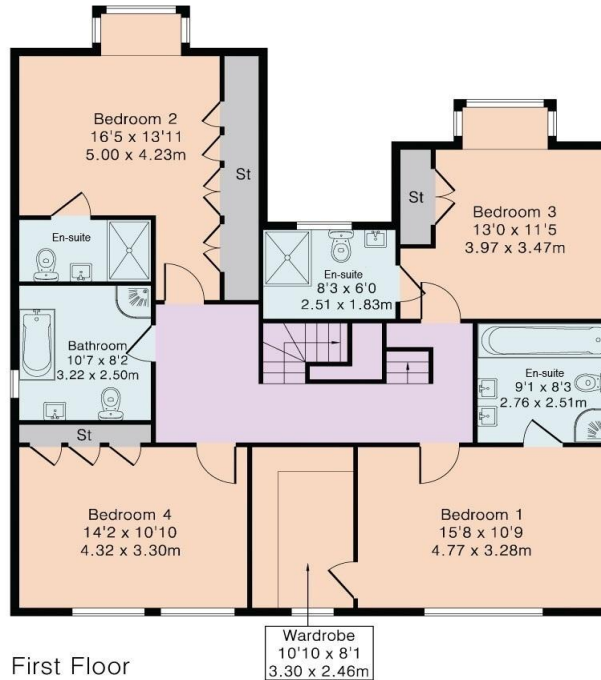


Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

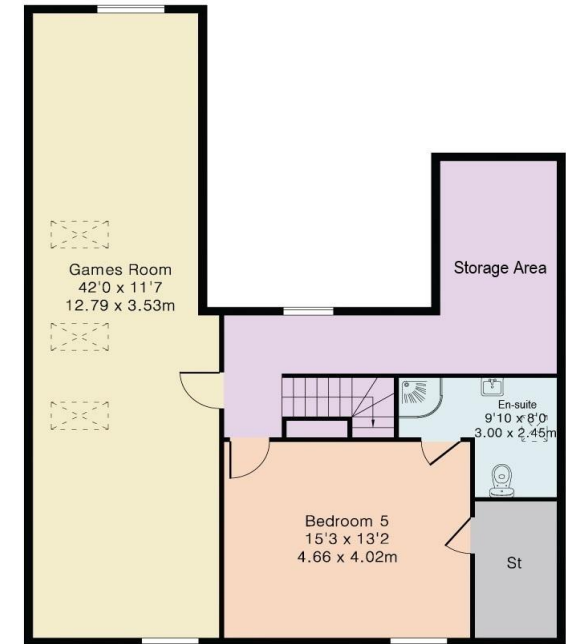
Approximate Gross Internal Area 3699 sq ft – 344 sq m
Ground Floor Area 1536 sq ft – 143 sq m
First Floor Area 1175 sq ft – 109 sq m
Second Floor Area 989 sq ft – 92 sq m



Ground Floor



First Floor



Second Floor



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