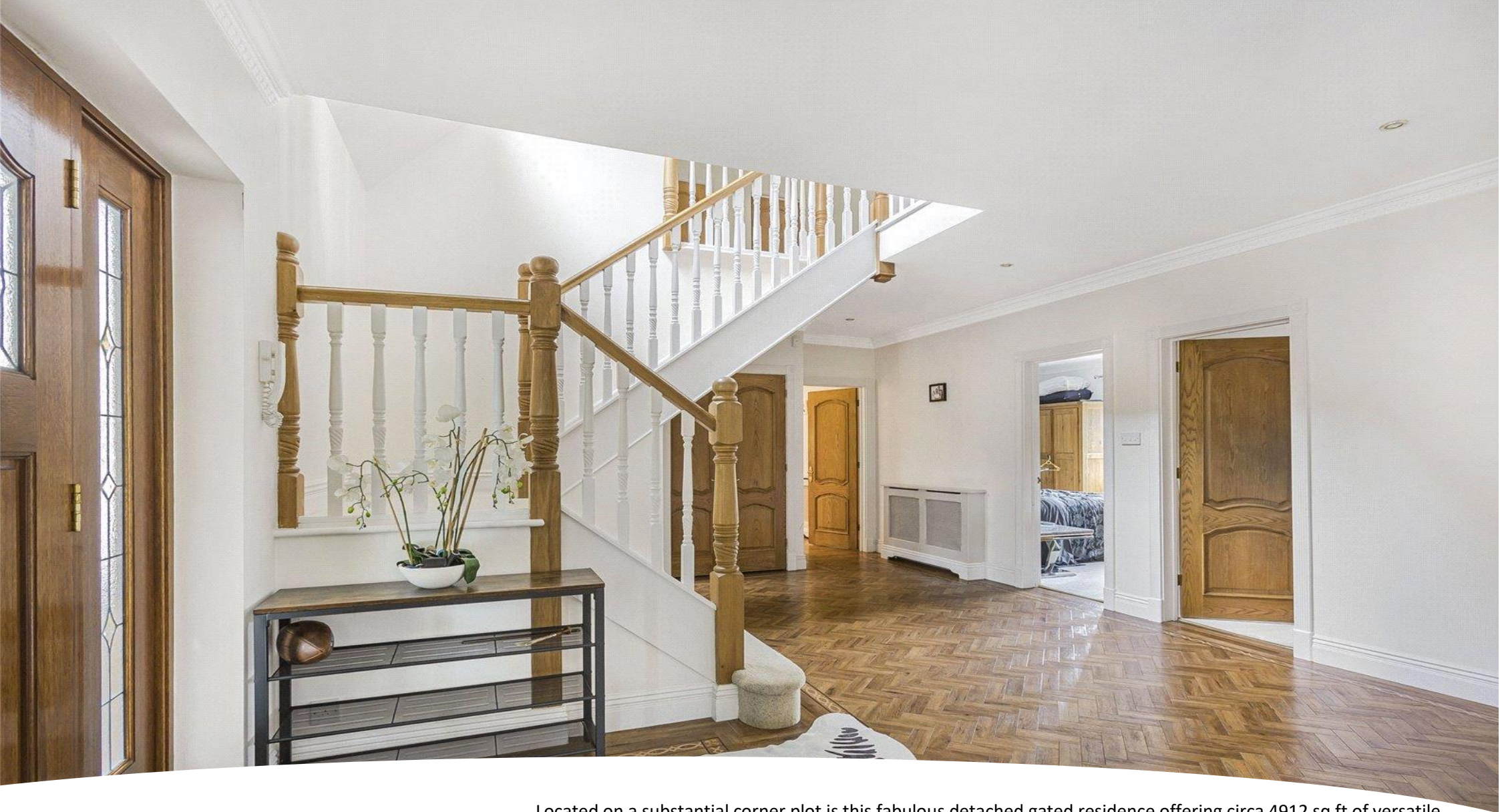


STATONS

The Ridgeway

Cuffley





The Ridgeway

Cuffley

EN6 4BB

Located on a substantial corner plot is this fabulous detached gated residence offering circa 4912 sq ft of versatile accommodation. Situated on The Ridgeway, a premier address in Hertfordshire benefitting from excellent road and rail links. Cuffley village is approx.1 mile away and provides local shops, doctors, and dentist surgeries, and Cuffley main line station with regular services to Moorgate in 35 minutes. Potters bar is approx. 3 miles away and offers a more comprehensive range of shops and amenities with the mainline rail station providing services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1.

Welwyn & Hatfield Council tax band H











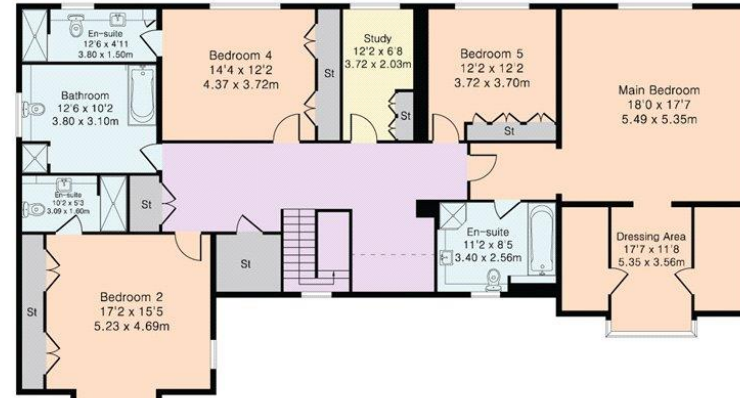








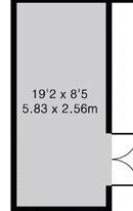
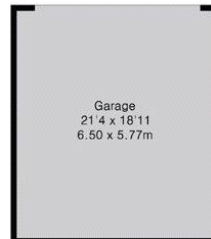
Approximate Gross Internal Area 4912 sq ft – 456 sq m
 Ground Floor Area 2316 sq ft – 215 sq m
 First Floor Area 2027 sq ft – 188 sq m
 Garage Area 569 sq ft – 53 sq m



First Floor



Ground Floor



Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(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 size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

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