



STATONS

www.statons.com

Hanyards Lane,
Cuffley

**STATONS
BROOKMANS
PARK
01707
661144**

Hanyards Lane, Cuffley EN6 4AT

- NO ONWARD CHAIN. Located on a substantial plot on one of Cuffley's most desirable locations is this detached residence in need of modernisation. Boasting huge scope to extend subject to planning permission.

- Hanyards Lane offers a blend of village living, with the City in sight. This charming country location offers tranquility 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.

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



















STATONS

www.statons.com

STATONS BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts AL9 7QS

T: 01707 661144

brookmans@statons.com

