

Theobalds Road Cuffley

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Theobalds Road, Cuffley EN6 4HQ

A detached bungalow located moments away from Cuffley local shops and Station. The accommodation comprises reception hallway, lounge, dining room, kitchen, utility, conservatory and two bedrooms. Externally the large rear garden is laid mainly to lawn. The frontage has a lawned area with the remainder laid to paving proving off street parking and access to the garage.

The property is located within close proximity to Cuffley village, providing 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.






















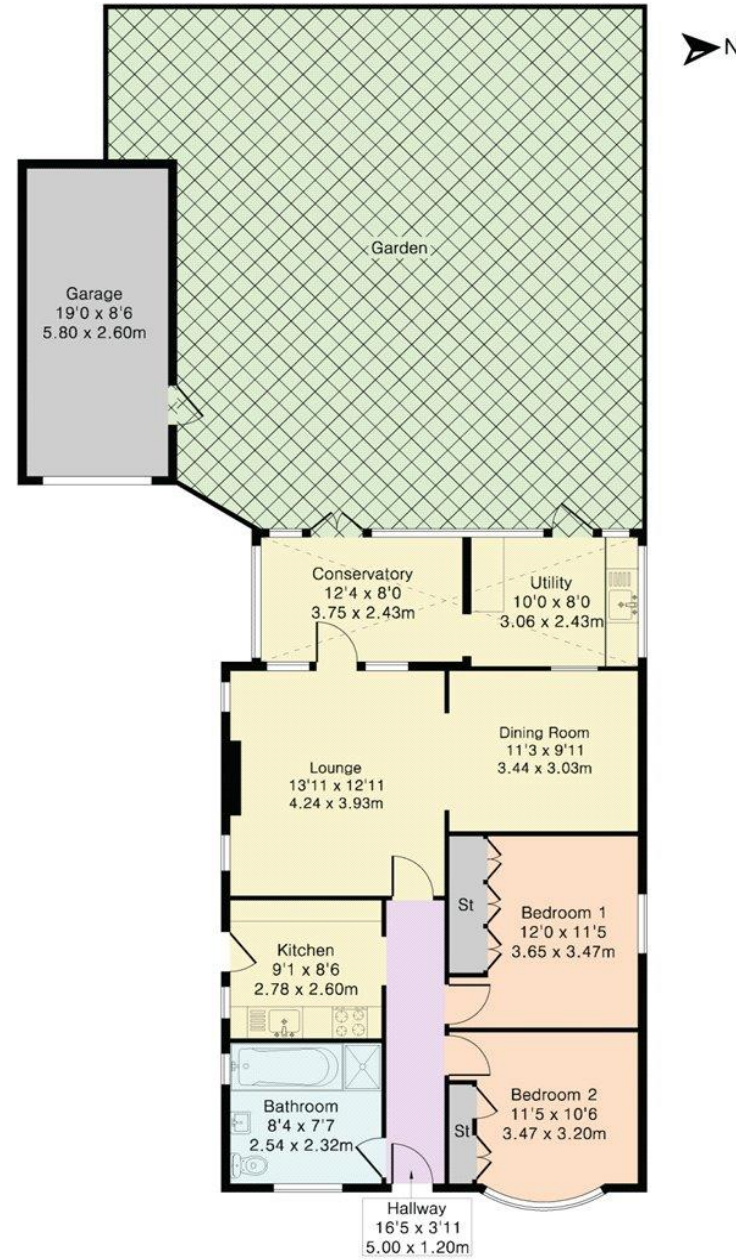


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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.

Approximate Gross Internal Area 1132 sq ft – 105 sq m





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The Property
Ombudsman