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**Bradgate
Cuffley**

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Bradgate

Cuffley EN6 4RW

This substantial detached residence offers circa 2600 sq ft of modern, bright and spacious accommodation. Boasting five bedrooms and three reception rooms. This wonderful home is situated in an ever-popular location. The property features a delightful south facing rear garden, ideal for outdoor entertaining or simply enjoying some downtime. The frontage provides off street parking for several cars and allows access to the garage. Inside, the house offers a range of modern amenities and stylish finishes, ensuring a comfortable and contemporary lifestyle.

Cuffley Village has a main high street with a selection of restaurants and shops including a Tesco Express, Library and a village hall. There are a number of substantial properties located along the prestigious Cuffley Ridgeway. The Brookfield Centre at Cheshunt is around a ten-minute drive.

Schools: Cuffley Primary. In the private sector, Lochinver House (Boys), Stormont (Girls) and Queenswood (Girl's secondary) are nearby.

Rail: Direct link into Moorgate and Kings Cross via Finsbury Park.

Roads: Junction 24 of the M25 and the A10 are a short drive away.









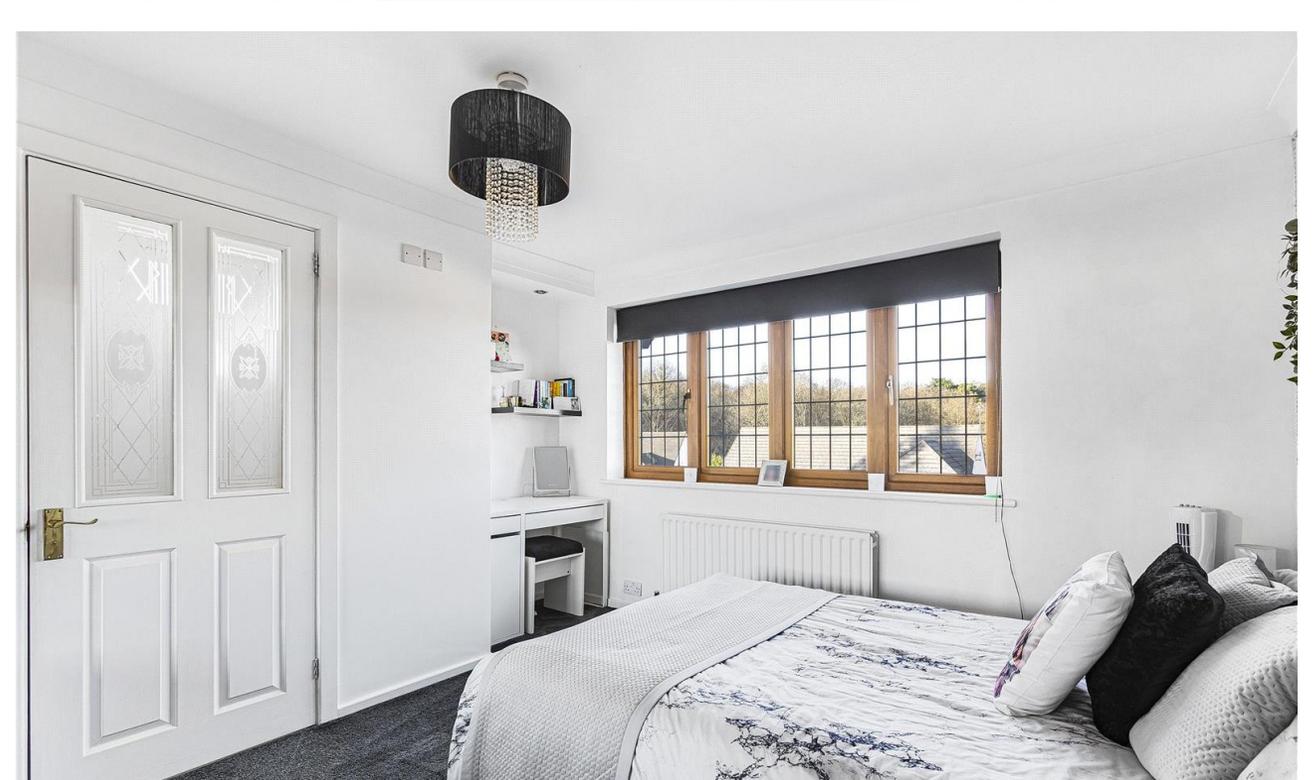






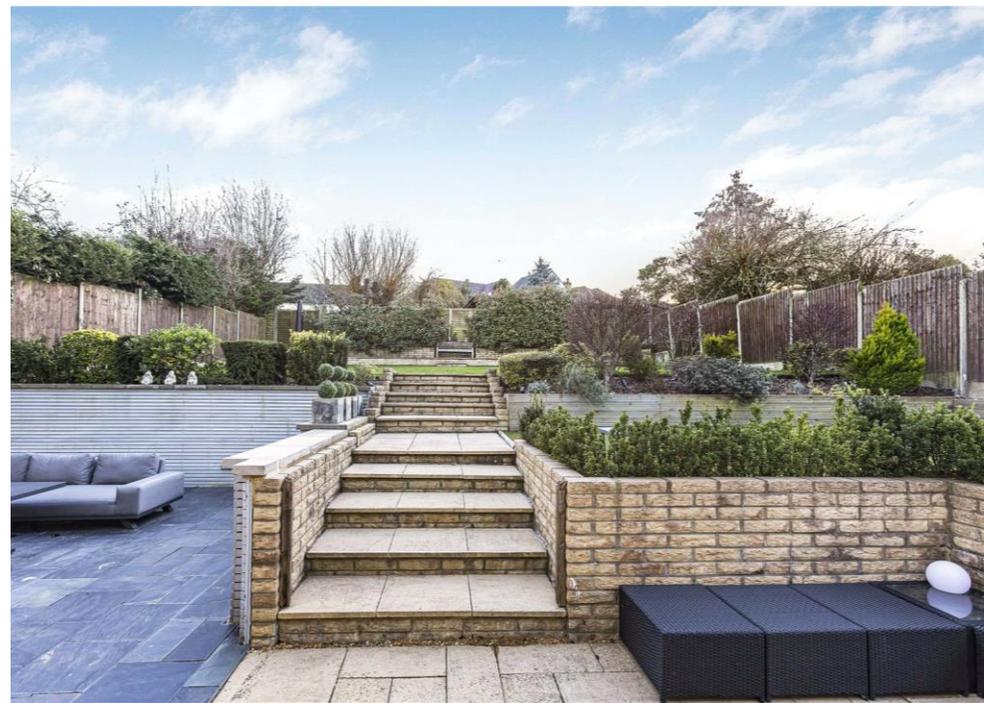










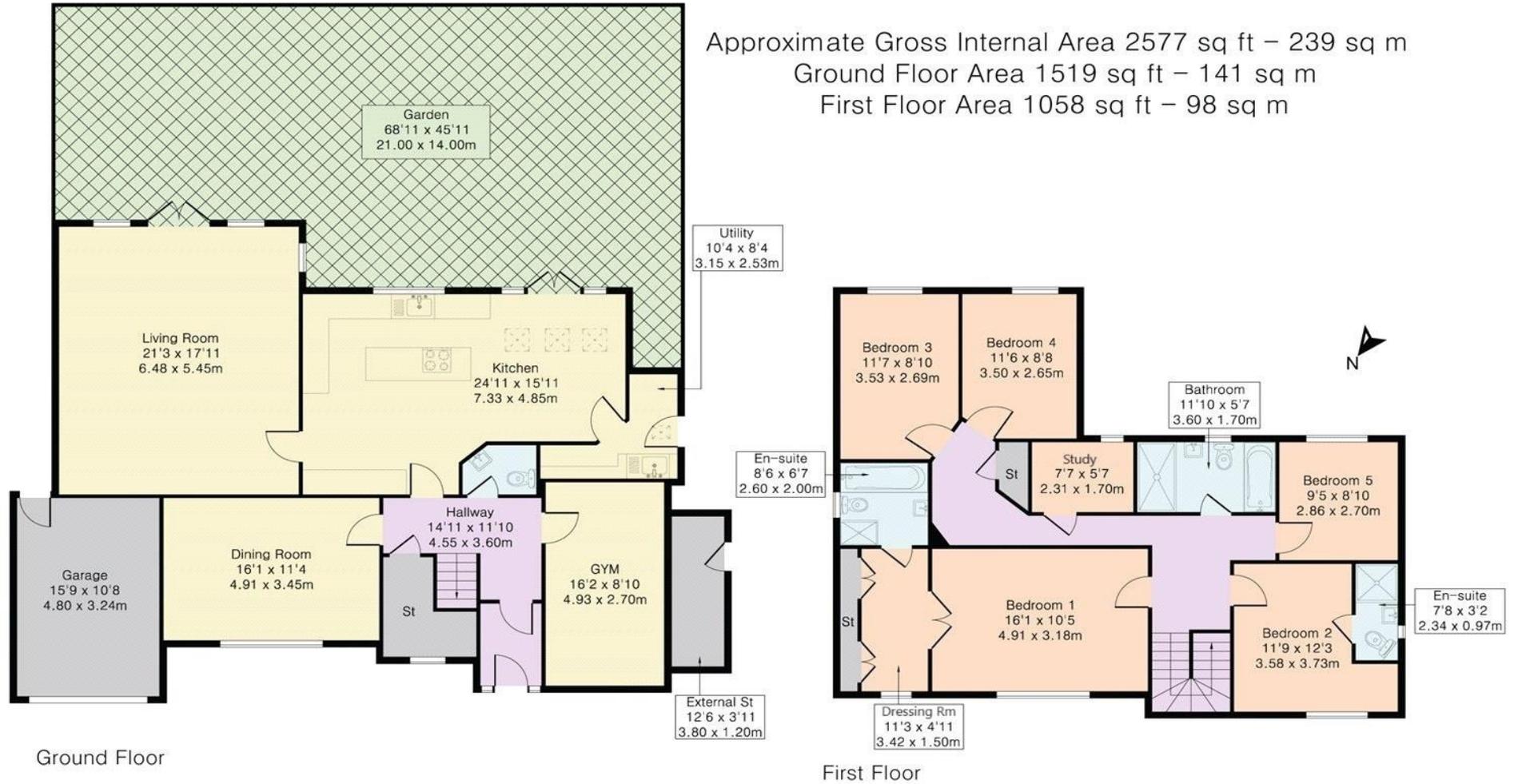




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
 Welwyn & Hatfield
 Council Tax Band: G
 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.





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