



Cullinan Close
Cuffley, Hertfordshire EN6



Cullinan Close

**** THE CULLINAN COLLECTION - FOR SALE BY RECEIVERS - PLEASE CALL 020 8441 9555 TO BOOK YOUR APPOINTMENT ****

SHOW HOME NOW AVAILABLE TO VIEW!

Welcome to Cullinan Close a truly exceptional and unique gated development consisting of just six spectacular detached, 5 bedroom homes designed and built to an unparalleled standard with breath-taking finishes and specifications of the highest quality throughout.

Plot 1, Cullinan Close - a uniquely superior 5 bedroom, 4 bathroom 5,479 sq.ft detached home with double garage, , the imposing home unfolds over three floors. With large rooms and tall sash windows adding character and allowing light to flood through while framing the picturesque surroundings.

On the ground floor, a large kitchen and dining room extends across the back giving the perfect space for family living and entertaining. There are also two additional reception rooms, a utility room and a WC.

Three of the five bedrooms are ensuite, while the master bedroom has its own suite, with a bathroom and a walk-in dressing room. The house is set between front and back gardens and has plenty of parking space for multiple cars and a detached double garage.

The Ridgeway is a prime address in Hertfordshire and benefits from excellent transport links by both road and rail. Cuffley village is approx.1 mile away and provides local shops, and Cuffley main line station provides a 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 station providing services to 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.

There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.

























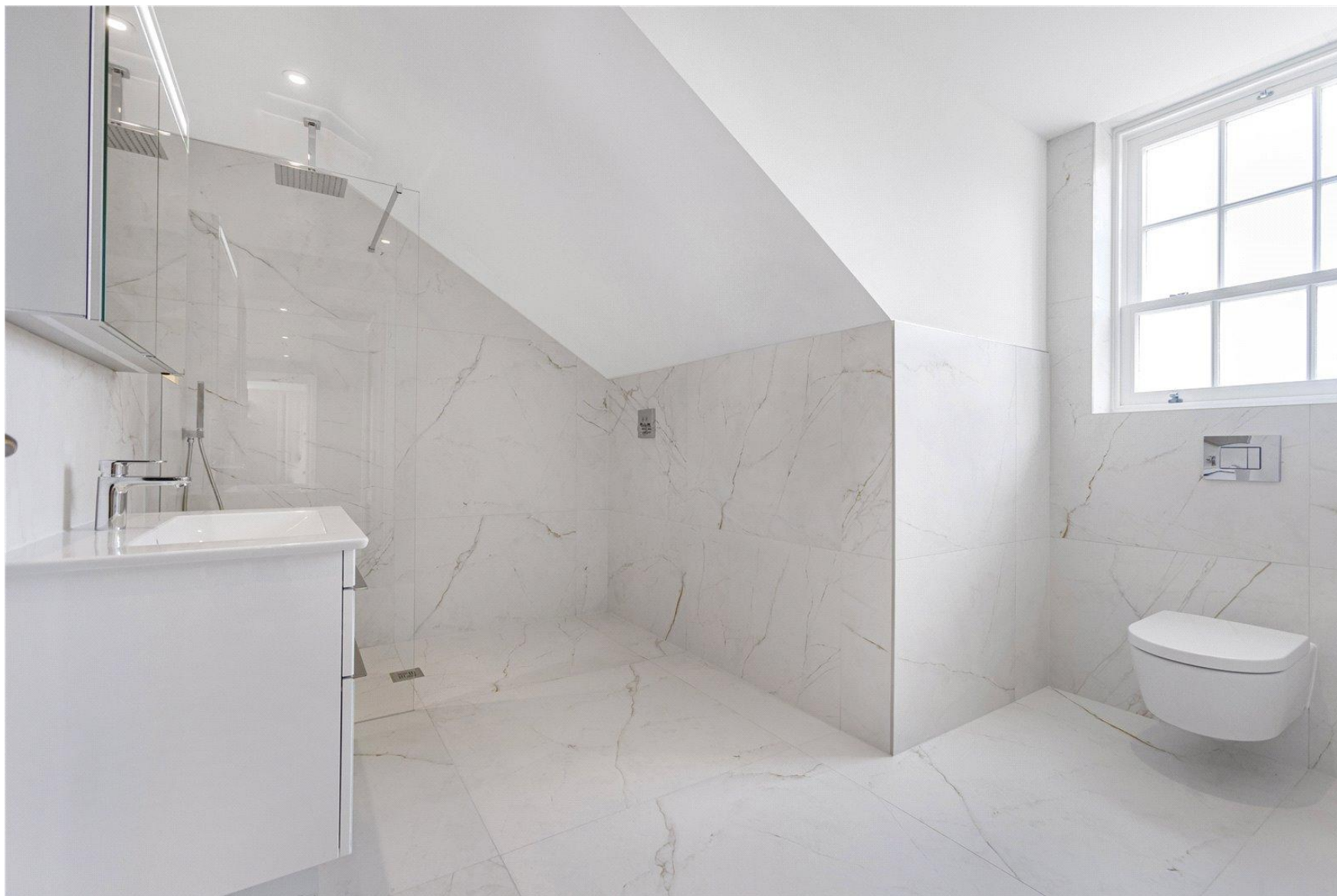


















Floor plans

House No.1

Total
309 sqm
3,479 sqft



Computer generated image is indicative only.

THE CULLINAN COLLECTION



Ground floor

Family / Kitchen / Dining
14.8m x 6.1m / 48'7" x 20'0"
Reception
7.0m x 5.4m / 23'0" x 17'9"
Formal Dining
4.7m x 5.6m / 15'5" x 18'4"
Utility
3.0m x 2.0m / 9'11" x 6'7"
Garage
5.7m x 5.7m / 18'8" x 18'8"



First floor

Master Bedroom
6.4m x 4.7m / 21'0" x 15'5"
Bk-nite
4.7m x 3.6m / 15'5" x 11'10"
Bedroom 2
5.6m x 6.1m / 18'4" x 20'0"
Bk-nite 2
2.7m x 2.0m / 8'10" x 6'7"
Bedroom 3
5.3m x 5.4m / 17'5" x 17'9"
Bathroom
2.5m x 1.9m / 8'2" x 6'3"



Second floor

Bedroom 4
5.9m x 5.4m / 19'4" x 17'9"
Bk-nite
4.1m x 2.0m / 13'5" x 6'7"
Bedroom 5
6.8m x 4.7m / 22'4" x 15'5"
Bathroom
3.3m x 1.8m / 10'10" x 5'11"
Study
5.4m x 5.0m / 17'9" x 16'5"

Bk = Bedroom, W = Wardrobe
Maximum measurements shown. Floor plans are for illustrative purposes only.

THE CULLINAN COLLECTION

