



Bradgate
Cuffley EN6

35 Bradgate, Cuffley EN6 4RN

Offered for sale with NO ONWARD CHAIN this fabulous five bedroom detached residence has been completely refurbished and extended by the current vendors.

On the ground floor there is a spacious reception hallway, wonderful 34' super room incorporating kitchen and family room, sitting room, bedroom five with en suite shower room and guest cloakroom. On the first floor there are four bedrooms with en suite and dressing room to principal bedroom and a family bathroom.

Externally the wonderful rear garden has a fabulous paved seating area ideal for outdoor entertaining with the remainder laid mainly to lawn. The large frontage provides off street parking for several cars.

Location:

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.





























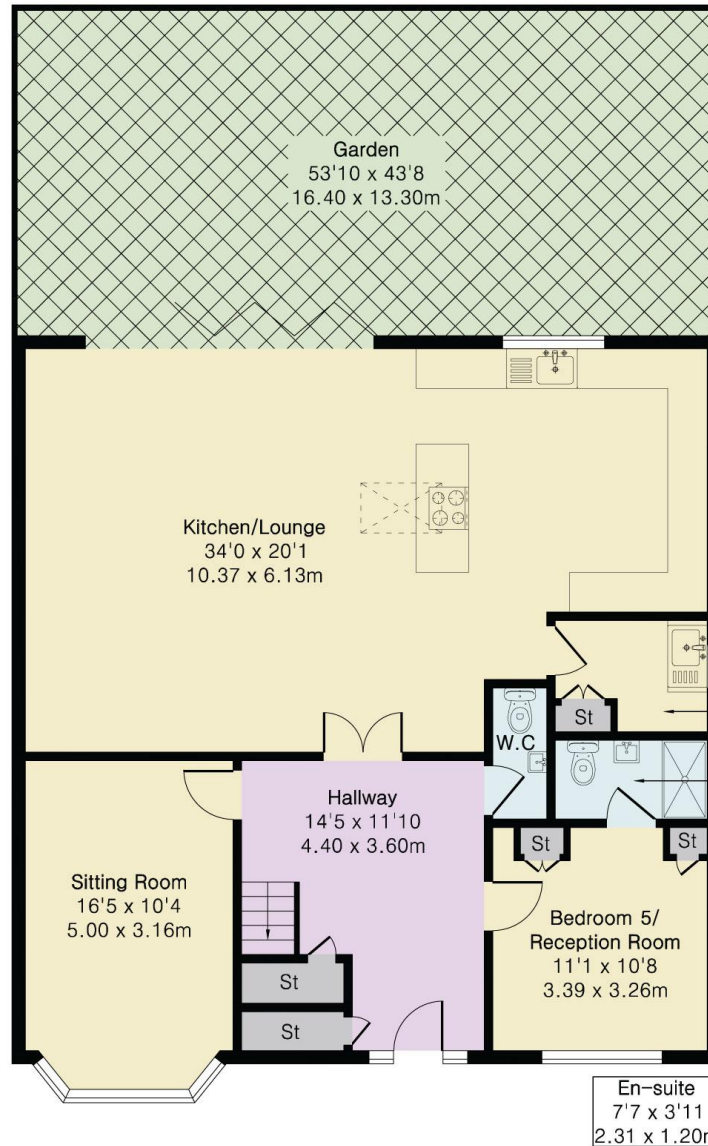


Approximate Gross Internal Area 2006 sq ft - 186 sq m

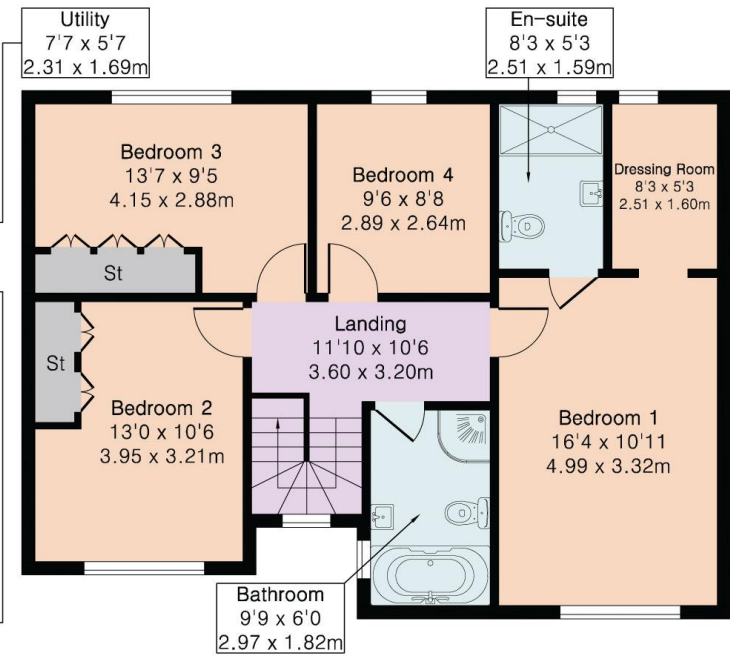
Ground Floor Area 1206 sq ft – 112 sq m

First Floor Area 800 sq ft – 74 sq m

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



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		43	69
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 sizes are approximate. All dimensions include wardrobe spaces where applicable.



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