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Northaw
Road East,
Cuffley

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Northhaw Road East, Cuffley EN6 4LL

This fabulous detached chalet bungalow boasts circa 2176 sq ft of accommodation arranged over two floors.

The ground floor has a spacious reception hallway, bright living room, modern kitchen/dining room, utility, guest cloakroom and two bedrooms with en-suite facilities to one of them. On the first floor there are three further bedrooms with two of them having en suites.

The rear garden has a paved seating area ideal for outdoor entertaining, with the remainder laid mainly to lawn. The frontage is laid mainly to paving and provides off street parking and allows access to the garage.

Situated in Cuffley village benefitting from excellent road and rail links. Cuffley High Street is within proximity and provides 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.





















Approximate Gross Internal Area 2176 sq ft – 203 sq m
 Ground Floor Area 1470 sq ft – 137 sq m
 First Floor Area 706 sq ft – 66 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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: 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.



Ground Floor



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