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Theobalds Close
Cuffley

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PARK**
T: 01707 661144



Theobalds Close, Cuffley EN6 4HH

- NO ONWARD CHAIN. This lovely two bedroom, two reception room semi detached bungalow located in popular close withing close proximity to Cuffley village and station.
- The property comprises entrance hallway, spacious lounge, kitchen opening onto conservatory, two bedrooms and a shower room. Externally there are attractive rear and front gardens and driveway allowing access to the garage.
- The property is situated on a popular close within easy access to Cuffley Village shops, rail station with links to London and also withing a short walk to Cuffley School.
























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	48	
(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 E:

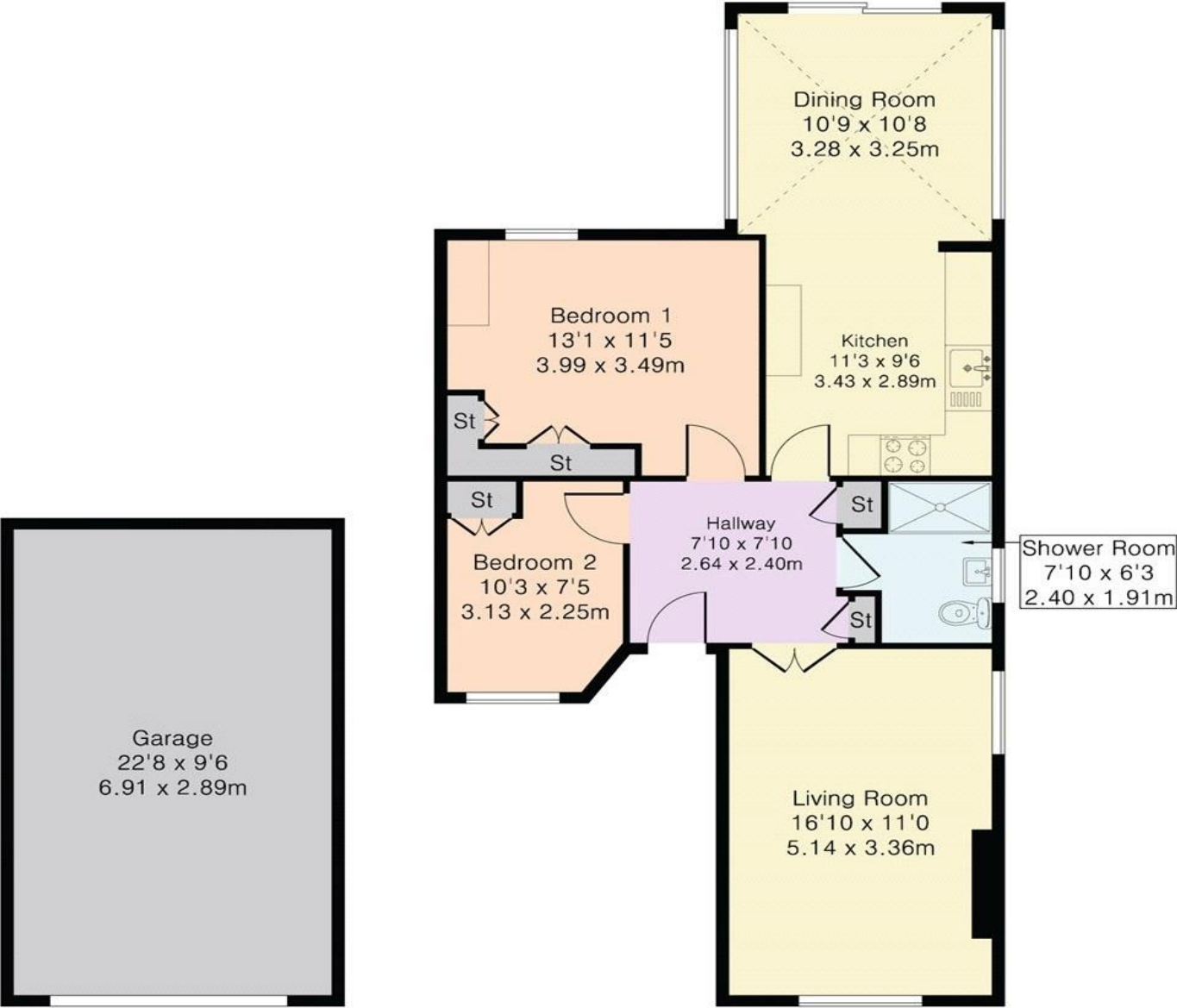
FREEHOLD



**The Property
Ombudsman**

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 1071 sq ft – 99 sq m
Ground Floor Area 769 sq ft – 71 sq m
Garage Area 302 sq ft – 28 sq m



Garage

Ground Floor



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