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2A Theobalds Road, Cuffley, EN6 4HQ



This uniquely designed, newly built detached three-bedroom bungalow offers modern luxury and energy efficiency, chain-free for a hassle-free purchase. The fully integrated kitchen features quartz stone worktops, a four-spot downdraft induction hob, and a boiling water tap, complemented by a separate utility room.

Experience underfloor heating throughout, with individual thermostatic controls in each room for tailored comfort. The home operates on a highly efficient Air Source Heat Pump, eliminating the need for gas and significantly reducing energy costs. Hidden roof solar panels further enhance sustainability.

Enjoy seamless indoor-outdoor living with bi-folding aluminium doors leading from the kitchen/living area and two bedrooms to the generous rear garden. This space features a composite decked area with glass balustrades, a newly laid lawn, and wooden sleepers, ideal for relaxation and entertaining.

The master bedroom boasts an en-suite bathroom with a double-sized shower cubicle, wall-hung vanity unit, LED sensor mirror, and mirrored storage. The stylish family bathroom includes a shower bath, wall-mounted basin, LED mirror, and concealed cistern.

Additional highlights:

- 3 minute walk to to the national rail train station (40 minutes to Moorgate and Central London)
- 1 minute walk to the shops/high street
- Spacious granite-paved driveway with a permeable surface
 - EV car charger
- Bespoke brick porch with high-security composite front door
 - Hallway skylight for natural light
 - Triple glazed skylights in the living area
 - Aluminium windows and doors throughout
 - High-quality wooden laminate flooring
- Hot/Cold Air Conditioning units in Bedrooms 1 & 2
- Integrated washer/dryer in the utility room

Situated in a desirable location, this exceptional new build home seamlessly blends style, comfort, and cutting-edge energy efficiency.

Location

Conveniently located close to British Rail Cuffley station, local amenities, & within a very short, flat-level walk to the village, this property is ideal for those seeking both modern comforts & accessibility. Schedule a viewing today to see all that this stunning bungalow has to offer!















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- Feature**
Key Features:
- Chain Free, New Build, Insulated to the new high level regulations.
 - Designed by an up and coming Architect, Jamie Innes-Wilkins.
 - Featuring Vandersanden brick & Western Red Cedar Wood cladding.
 - Eco Home, solar panels, Air Source Heat Pump, LOW running utility costs.
 - Beautifully Finished Fully Integrated Kitchen with quartz worktop, plus Utility Room.
 - Kitchen includes Island with storage and state of the art DOWNDRAFT EXTRACTOR HOB and BOILING TAP.
 - Underfloor Heating Throughout with Thermostatic Controls for each Room.
 - 55m2 Rear Garden With Newly Laid Lawn, Composite Decking & Fencing.
 - Three Bedrooms (one En-Suite).
 - Two bedrooms with AIR CONDITIONING lead straight out onto the garden.
 - Private electric gate with keypad and fob entry.
 - 45m2 Granite stone driveway with pebble stoned front garden.
 - High Quality Wooden Laminate Flooring & Tiling.
 - 3 minute flat walk to the train station.
 - 1 minute flat walk to local Amenities & Village

Local Authority: Welwyn Hatfield
Council Tax Band: TBC
FREEHOLD



Approximate Gross Internal Area 1002 sq ft - 93 sq m



Ground Floor

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 size are approximate. All dimensions include wardrobe spaces where applicable.

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