



The Meadway
Cuffley EN6 4ET

47 The Meadway, Cuffley, EN6 4ET.

An Elegant 1930s Detached Family Home with Far-Reaching Views and Exceptional Potential

This charming 1930s detached residence offers generous and versatile accommodation, enhanced by impressively high ceilings across both floors, creating a wonderful sense of light and space throughout.

The ground floor provides three well-proportioned reception rooms, a spacious kitchen/breakfast room with adjoining utility, and a convenient shower room/WC - ideal for modern family living and entertaining.

The first floor is centred around a galleried landing, leading to four comfortable bedrooms, including a principal suite with en-suite facilities, complemented by a beautifully appointed family bathroom.

Externally, the property is approached via a driveway and enjoys an outstanding rear garden extending to approximately 100ft. The garden features a paved terrace, summer house, and breathtaking views across open farmland and rolling countryside, offering a peaceful and picturesque setting. There is also excellent scope for further extension or enhancement, subject to the necessary planning consents.

Perfectly positioned within a short, level walk of Cuffley Village and mainline station, providing direct services to Moorgate, this superb home combines period charm, elegant proportions, outstanding views, and excellent commuter links, all within a highly regarded school catchment area.

































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

Approximate Gross Internal Area 1930 sq ft - 179 sq m

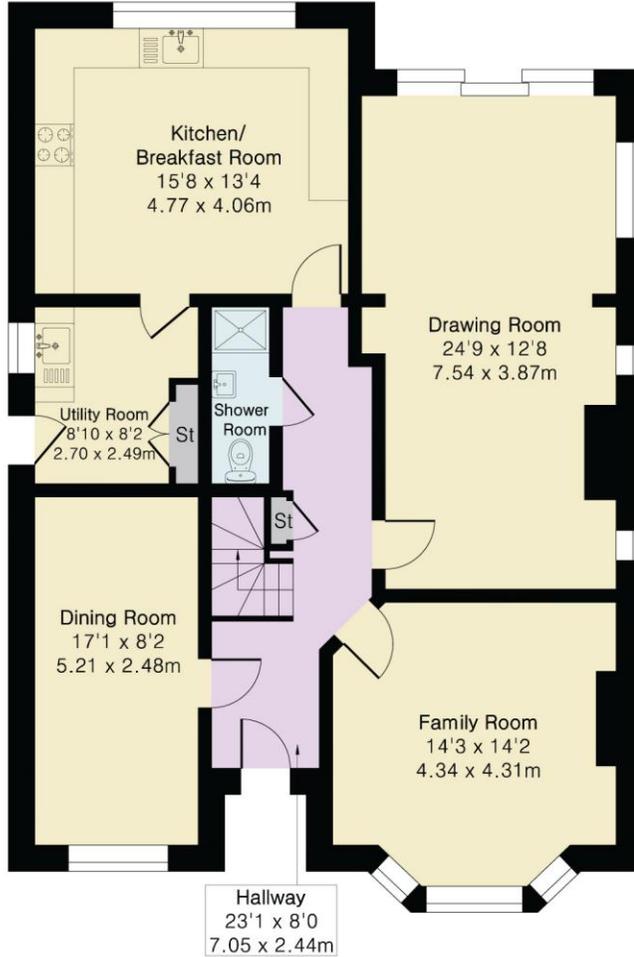
Ground Floor Area 1132 sq ft – 105 sq m

First Floor Area 798 sq ft – 74 sq m

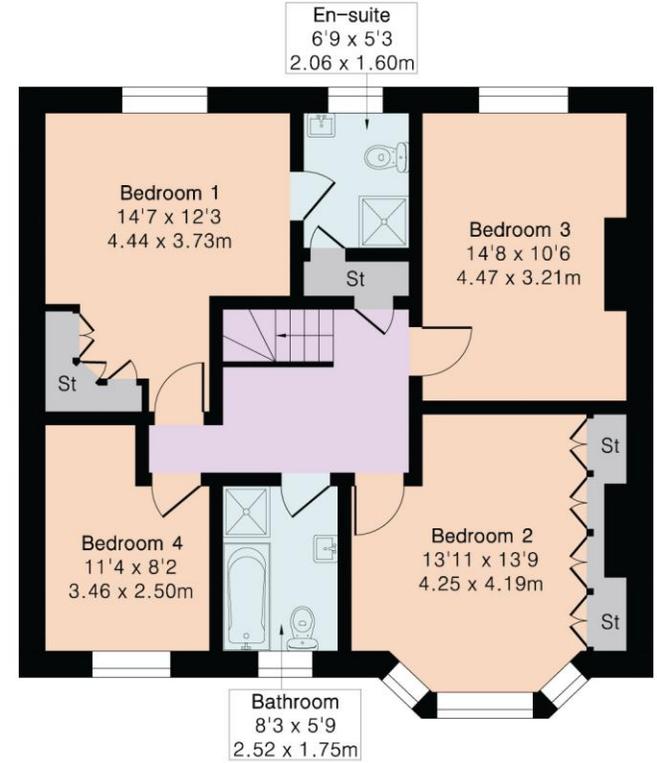
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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



First Floor



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