



East Ridgeway  
Cuffley EN6

# 2 East Ridgway Cuffley EN6 4AP

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\*\*\* CHAIN FREE \*\*\*

Set on East Ridgway among some of the area's most notable homes, this impressive 6 bedroom residence combines space, comfort, and style. Arranged over two floors with high ceilings, it offers well-proportioned rooms suited to both family living and entertaining.

**Ground Floor** Double doors open into a central hallway with a balanced layout. A formal lounge sits to one side and a dining room to the other, both finished with classic detailing. The lounge provides a beautifully presented and comfortable living space, while the dining room features wall panelling, a bay window and modern lighting.

A separate snug offers a quiet retreat with access to the terrace. The kitchen and breakfast room are fitted with sleek handleless cabinetry, quartz worktops, and integrated Siemens appliances, including double ovens, a coffee machine, and induction hob. Bi-fold doors open fully onto the garden, creating a bright, open space.

The adjoining same specification utility room includes additional storage, appliances, and access to both the garden and double garage. A guest WC completes this floor.

**First Floor** Upstairs are six generously sized bedrooms, all with fitted storage. The principal suite includes built-in cabinetry and an en suite shower room. Rear-facing rooms enjoy elevated views over the garden. A family bathroom and additional shower room serve the remaining bedrooms, and one room is currently arranged as a home office.

**Outside** The west-facing rear garden features a full-width terrace for outdoor dining and a large lawn bordered by mature trees and planting for privacy. A side garden offers further potential, subject to planning.

Additional benefits include direct garden access from the utility room and garage, along with a gated driveway providing ample parking at the front.

**Location** The Ridgway is a prime address in Hertfordshire and benefits from excellent communications by both road and rail. Cuffley village is approx. 1 mile away and provides local shops, and Cuffley main line station provides a regular service 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 station provides services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1.

There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.















































**Approximate Gross Internal Area 2604 sq ft - 242 sq m  
(Excluding Garage)**

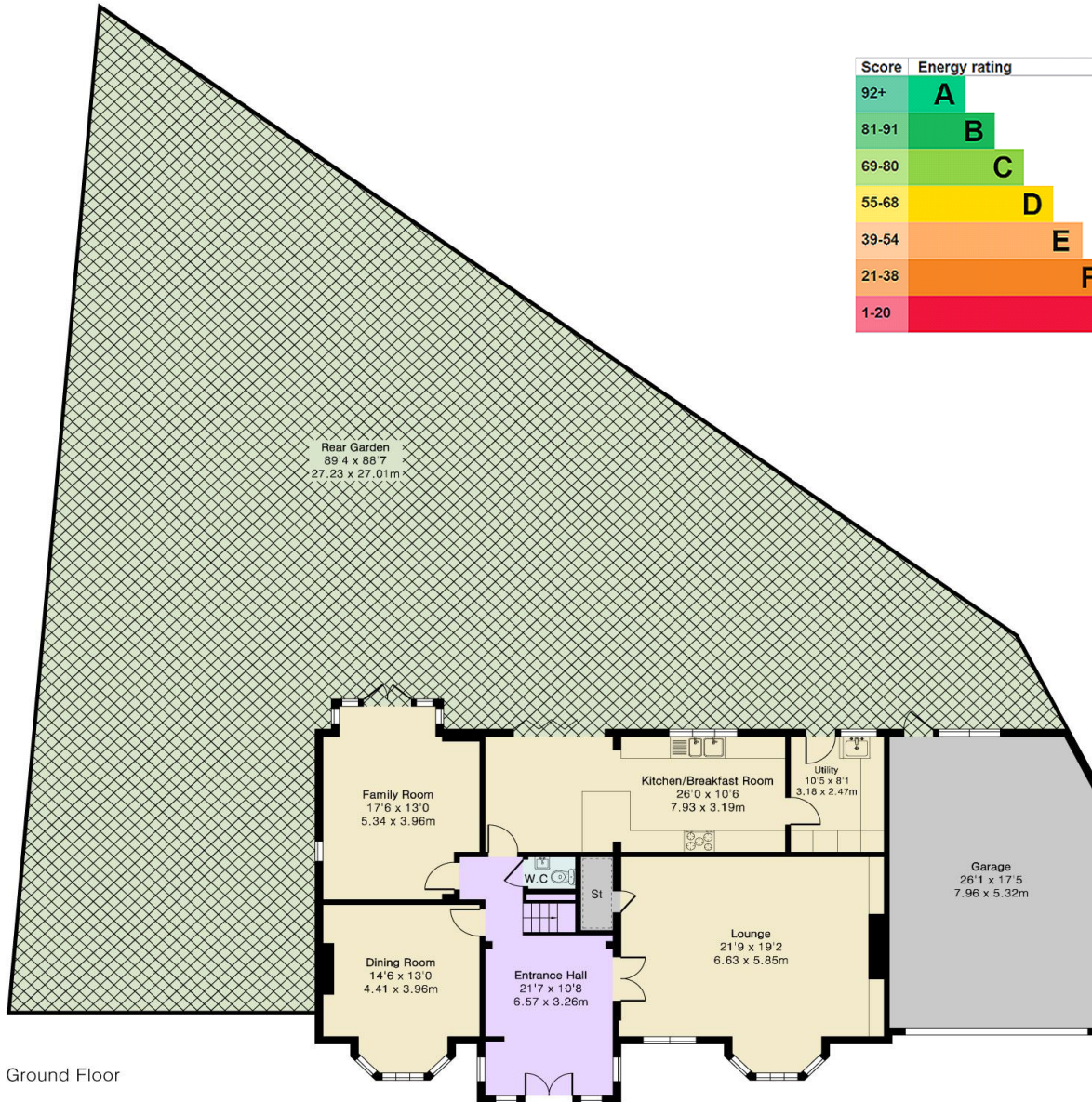
Ground Floor Area 1400 sq ft – 130 sq m  
 First Floor Area 1204 sq ft – 112 sq m  
 Garage Area 452 sq ft – 42 sq m



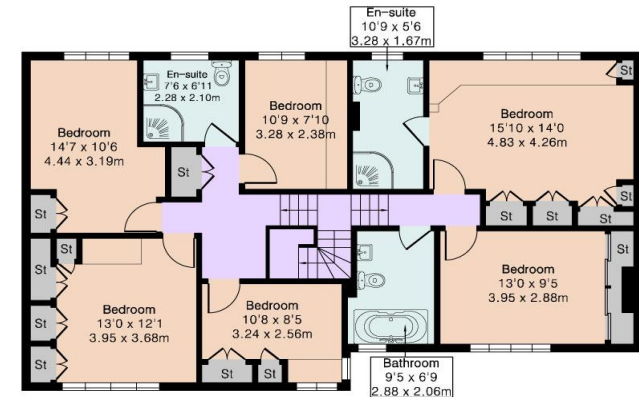
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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



Ground Floor



First Floor



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