



East Ridgeway
Cuffley, EN6

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East Ridgeway

A fabulous, detached family residence set on one of Cuffley's most prestigious roads, East Ridgeway.

Positioned on a generous wide plot, approaching 0.5 acre, this impressive home is approached via a carriage driveway with security gates and offers approximately 3,600 sq ft of well-proportioned accommodation.

The ground floor provides excellent space for family living and entertaining, featuring four elegant reception rooms, a spacious kitchen/breakfast room, utility room, and a guest cloakroom.

To the first floor, a flexible layout includes six bedrooms, three with en-suite facilities, a dressing room, and a family bathroom. A pull-down ladder gives access to a boarded loft, offering potential for conversion into additional accommodation (subject to planning permission).

Externally, the beautiful and secluded rear garden provides superb outdoor entertaining space, complete with a swimming pool, lawn, and patio area. A summer house sits at the rear of the garden, offering scope for conversion into a home office or gym.

To the front, the carriage driveway provides ample off-street parking and access to two garages.

This property presents an excellent opportunity for a new owner to personalise, with further potential to extend (subject to planning permission).

Situated within a short distance of Cuffley main line train station which provides a regular service to Moorgate. Cuffley Village has a main high street with a selection of restaurants and shops including a Tesco Express, Library and a village hall as well as excellent schooling. The Brookfield Centre is around a ten minute drive away.





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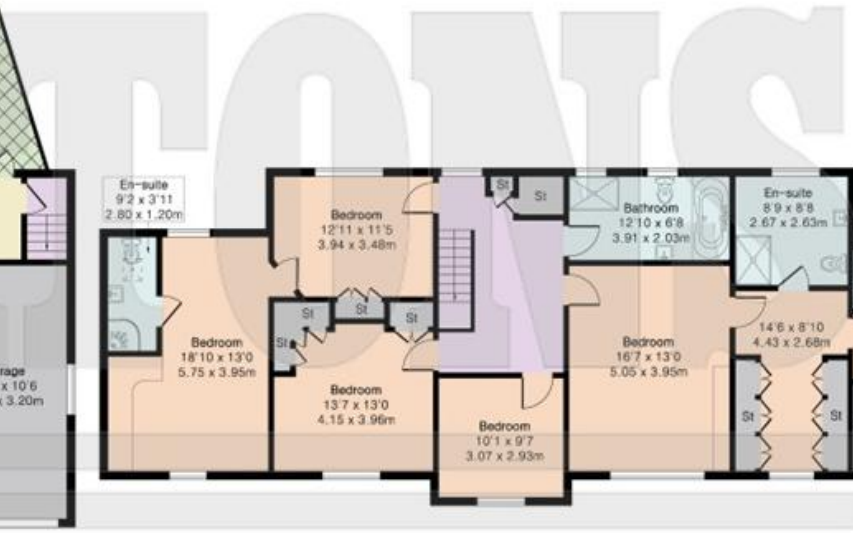
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Council Tax: H
 Local Authority: Welwyn & Hatfield
 Tenure: Freehold

**Approximate Gross Internal Area 3600 sq ft - 335 sq m
 (Including Garage & Excluding Outbuilding)**

Ground Floor Area 1772 sq ft – 165 sq m
 First Floor Area 1675 sq ft – 156 sq m
 Garage Area 153 sq ft – 14 sq m
 Outbuilding Area 146 sq ft – 14 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





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