



Cullinan Close  
Cuffley, Hertfordshire  
EN6

# Cullinan Close

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Welcome to Cullinan Close, a truly exceptional and unique gated development consisting of just six spectacular detached, 5 bedroom homes designed and built to an unparalleled standard with breath-taking finishes and specifications of the highest quality throughout.

Plot 6, Cullinan Close - a spectacular 5 bedroom, 4 bathroom 3,875 sq.ft detached home with double garage.

Cullinan Close is located on The Ridgeway, arguably one the most prestigious roads in Hertfordshire and stepping beyond the gates of this private haven you will find yourself approximately 1 mile from Cuffley village which plays host to several local amenities such as local shops, doctors, dentist, post office along with a number of local restaurants, cafes and public houses. You will further find Cuffley station in the village which offers direct links to Moorgate within 35 minutes with other services connecting directly to Hertford North. Within a few miles of the village you will find a number of highly-regarded state and independent schools including Cuffley Primary, Goffs Academy, Chancellors, Queenswood, Stormont and Lochinver along with Broxbourne Woods National Nature Reserve, Paradise Wildlife Park and Millbrook Golf Course.

Please note these properties are being sold on behalf of LPA/ Fixed Charged receivers.

EPC: TBC

LOCAL AUTHORITY: Welwyn Hatfield

COUNCIL TAX: TBC

FREEHOLD

Service charge approx £1,700 per annum







































Floor plans  
**House No. 4**

Total  
 361 sqm  
 3,886 sqft



Computer generated image is indicative only.



**Ground floor**  
 Kitchen / Dining  
 8.4m x 4.1m / 27'7" x 13'5"  
 Living  
 6.5m x 5.5m / 21'4" x 18'1"  
 Reception  
 5.5m x 5.4m / 18'1" x 17'9"  
 Formal Dining  
 3.9m x 3.8m / 12'10" x 12'6"  
 Utility  
 3.9m x 2.0m / 12'10" x 6'7"  
 Garage  
 5.7m x 5.7m / 18'8" x 18'8"



**First floor**  
 Master Bedroom  
 4.7m x 3.5m / 15'5" x 12'10"  
 En-suite  
 3.9m x 2.9m / 12'10" x 9'6"  
 Bedroom 2  
 5.5m x 5.4m / 18'0" x 17'9"  
 En-suite 2  
 2.2m x 2.0m / 7'3" x 6'7"  
 Bedroom 3  
 5.4m x 4.1m / 17'9" x 13'5"  
 Bathroom  
 3m x 1.7m / 9'10" x 9'7"



**Second floor**  
 Bedroom 4  
 6.4m x 5.4m / 21'0" x 17'9"  
 En-suite  
 3.2m x 2.3m / 10'6" x 7'7"  
 Bedroom 5  
 6.4m x 5.0m / 21'0" x 16'5"

R = Range W = Wardrobe  
 Maximum measurements taken. Floor plans are for illustrative purposes only.



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