



Tetherdown
Orchard Close, Cuffley

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Orchard Close. Cuffley EN6 4QD

This truly unique detached residence boasts a self contained spacious annexe and in total offers circa 4189 sq ft of versatile accommodation, set in a peaceful cul de sac.

The main house comprises large welcoming reception hallway, three spacious reception rooms, lovely kitchen/breakfast room overlooking the beautiful rear garden, utility, guest cloakroom and a bedroom with en-suite facilities. On the first floor there are three large double bedrooms with luxurious en-suite to the principal and a family bathroom.

The self contained annexe is arranged over two floors comprising hallway with stairs leading up to first floor, lounge opening onto a bright conservatory with lovely views over the stunning rear garden and a guest wc. The first floor has two bedrooms with en-suite facilities to one of them.

The beautiful landscaped rear garden has a paved seating area to the immediate rear, ideal for outdoor entertaining and al fresco dining, a variety of planted shrubs and borders, BBQ and seating areas, large storage shed. The beautiful frontage has a beautifully manicured lawn and lovely driveway that provides off street parking for several cars and allows access to the double garage which benefits from additional storage space.

Situated in a quiet residential cul de sac in the heart of Cuffley, offering convenient access to a range of local amenities including shops, restaurants and mainline rail station.



































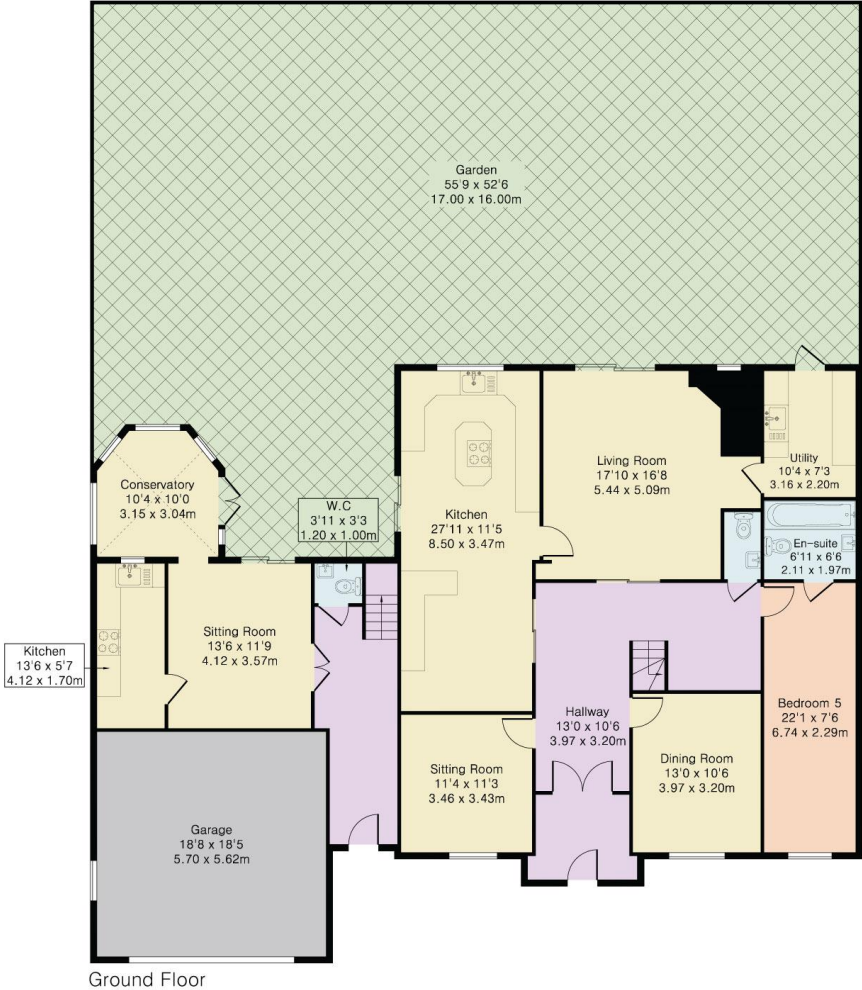




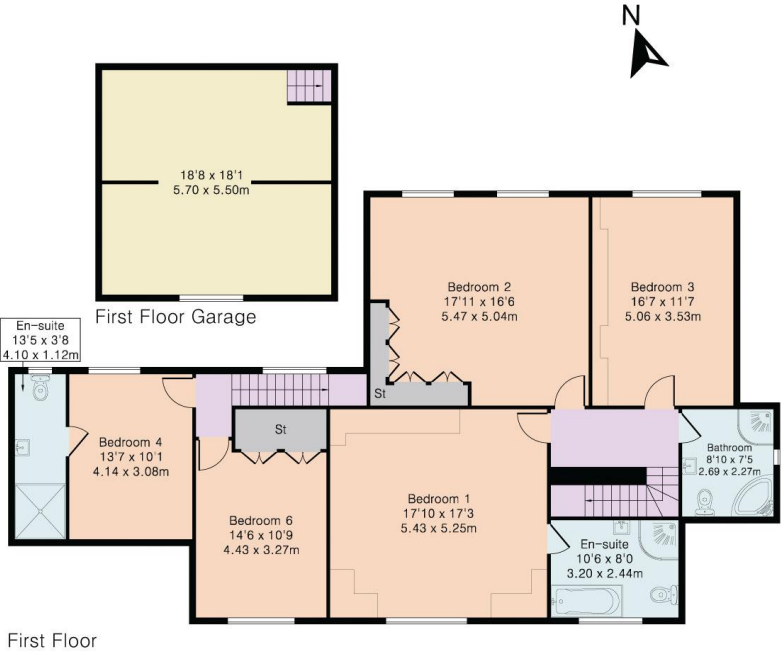
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Approximate Gross Internal Area 4189 sq ft - 389 sq m
Ground Floor Area 2337 sq ft – 217 sq m
First Floor Area 1505 sq ft – 140 sq m
First Floor Garage Area 347 sq ft – 32 sq m



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.

