



Foxes Lane
Cuffley EN6

3 Foxes Lane, Cuffley EN6 4JB

CHAIN FREE

Tucked away within an exclusive gated development of just four detached homes, discreetly positioned off Tolmers Road, this impressive family residence offers approximately 4,000 sq ft of beautifully presented and highly versatile accommodation.

The welcoming ground floor features a spacious reception hall with a study area, two generous bedrooms, a family bathroom and guest cloakroom, with steps leading to the stunning open-plan kitchen/family room, utility room and an elegant lounge/dining room with a fabulous feature fireplace, creating an ideal space for both everyday family living and entertaining.

The first floor comprises three excellent double bedrooms, each benefiting from its own contemporary en-suite bathroom, providing exceptional comfort and privacy.

Outside, the beautifully landscaped rear garden enjoys a paved terrace directly behind the house, perfect for al fresco dining and entertaining, complemented by mature planting and an expansive lawn. To the front, the property offers ample off-street parking and access to a double garage.

Situated within a prestigious gated enclave just off Tolmers Road, the property enjoys a prime position in the highly desirable Hertfordshire village of Cuffley. Renowned for its excellent transport connections to London's Moorgate and King's Cross, Cuffley also offers a superb selection of local amenities, including Tesco and Co-op supermarkets, independent cafés, well-regarded primary and secondary schools, sports clubs, and an abundance of picturesque countryside walks right on the doorstep.





































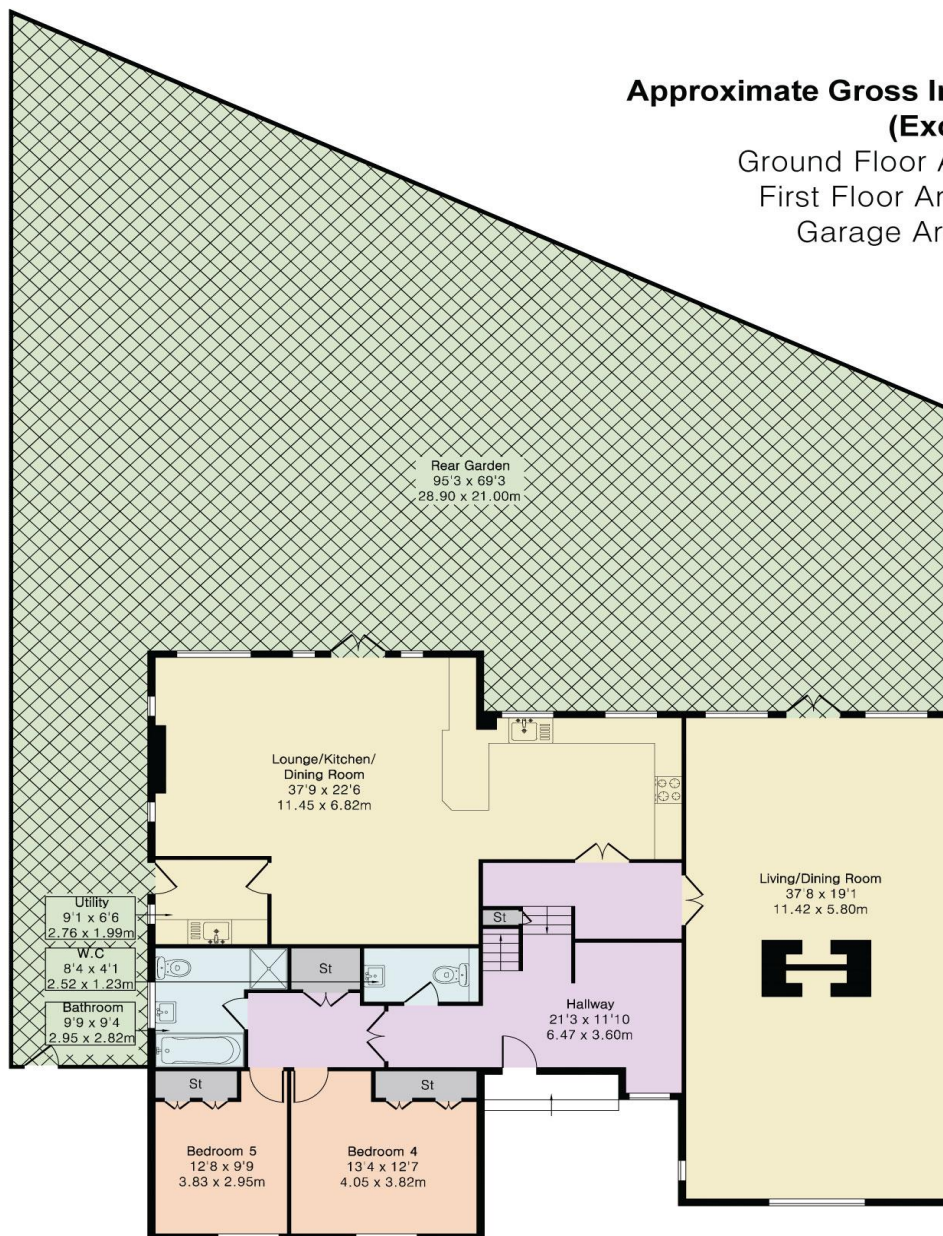
Approximate Gross Internal Area 3636 sq ft - 338 sq m (Excluding Garage)

Ground Floor Area 2181 sq ft – 203 sq m

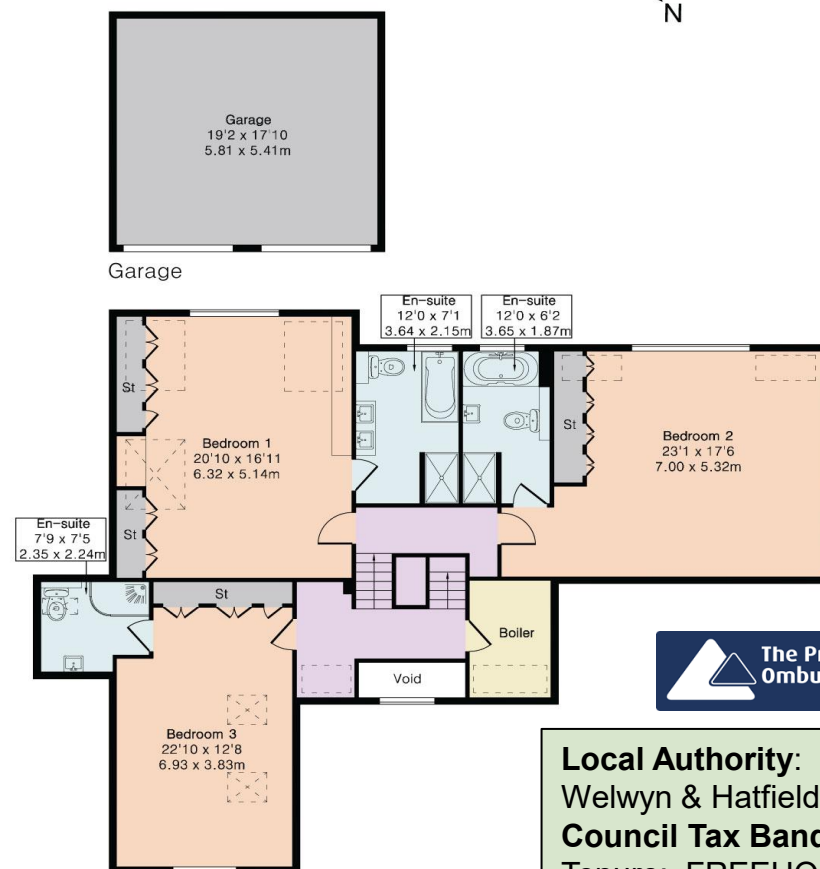
First Floor Area 1455 sq ft – 135 sq m

Garage Area 335 sq ft – 31 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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

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.



**Brookmans
Park Office**

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com