



Plough Hill
Cuffley, Potters Bar EN6



13 Plough Hill, Cuffley, Potters Bar EN6 4DN

Chain Free

A beautifully presented and generously proportioned family home, situated in the sought-after area of Plough Hill, Cuffley.

Offering approximately 2,768 sq ft (257 sq m) of accommodation, excluding the outbuilding, this impressive property provides excellent versatility across three floors and is ideally suited to modern family living.

The ground floor features a welcoming entrance hall, a spacious kitchen/dining/living room providing an excellent open-plan hub for everyday life and entertaining, together with a separate living room, utility room, shower room and a generously sized bedroom. The layout offers a wonderful balance of practical family space and flexibility for guests, working from home or multi-generational living.

The first floor provides four further bedrooms, including a particularly spacious principal bedroom, complemented by an en-suite and a family bathroom. A further bedroom is positioned on the second floor, creating a total of six bedrooms and providing considerable flexibility for a growing family.

Outside, the property benefits from an attractive garden, together with a detached summer house, offering an ideal space for relaxation, hobbies, home working or entertaining during the warmer months. The garden provides a private and versatile setting that complements the generous internal accommodation.

With its impressive overall size, versatile arrangement and excellent outdoor space, this is a rare opportunity to acquire a substantial family home in Cuffley. Offered to the market chain free, the property represents an excellent opportunity for buyers seeking a spacious and adaptable home in this highly regarded location.







































Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Welwyn & Hatfield
Council Tax Band: F
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.

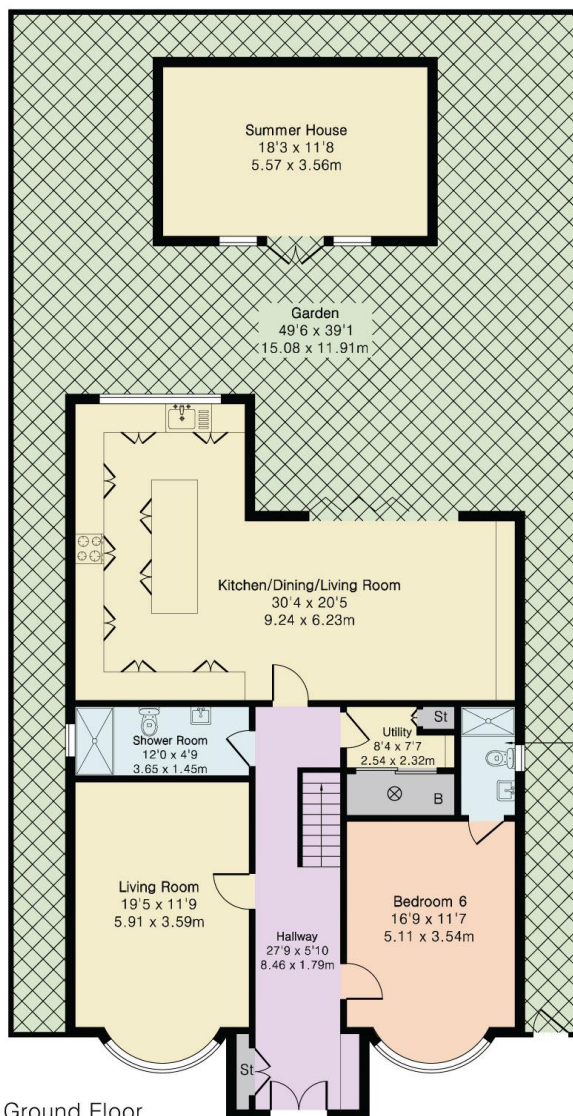
Approximate Gross Internal Area 2768 sq ft - 257 sq m (Excluding Outbuilding)

Ground Floor Area 1229 sq ft – 114 sq m

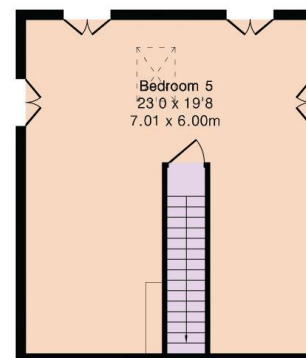
First Floor Area 1086 sq ft – 101 sq m

Second Floor Area 453 sq ft – 42 sq m

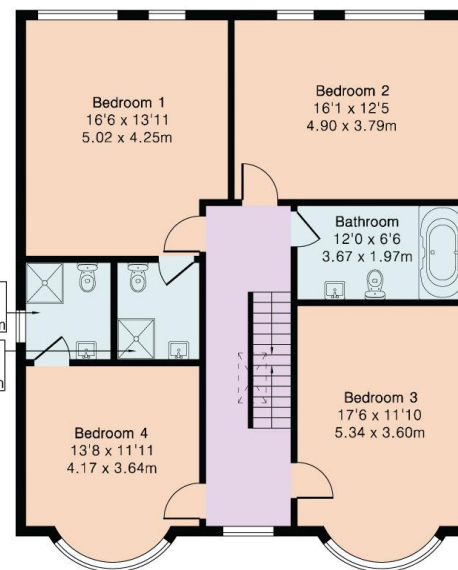
Outbuilding Area 213 sq ft – 20 sq m



Ground Floor



Second Floor



First Floor

