



Wood View  
Cuffley EN6

# Lavengro, 4 Wood View Cuffley EN6 4RE

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## CHAIN FREE

A well-proportioned two-bedroom property with a substantial first-floor loft room, detached garage and carport, situated in a popular residential cul-de-sac within approximately half a mile of local amenities and mainline railway station.

The property offers well-balanced and versatile accommodation extending to approximately 1,179 sq ft, excluding the garage, and provides excellent scope for modernisation and further enhancement, subject to any necessary planning consents.

The ground floor accommodation comprises a welcoming entrance hall, spacious living/dining room measuring approximately 20'9" x 15'0", kitchen, two good-sized bedrooms and a bathroom. To the first floor is an impressive loft room measuring approximately 33'10" x 12'3", offering a particularly useful additional space with a variety of potential uses, subject to the necessary consents.

Externally, the property has pretty front and rear gardens and is approached via a private driveway leading to a carport and detached garage, providing useful parking and storage facilities. The overall property presents an exciting opportunity for buyers looking to modernise and personalise a home in a convenient and well-established location.

The property is ideally positioned for access to a range of shops, restaurants and everyday amenities, while the nearby mainline railway station provides a service into Central London.

























| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 27 F    |           |
| 1-20  | G             |         |           |

## Approximate Gross Internal Area 1179 sq ft - 110 sq m (Excluding Garage)

Ground Floor Area 803 sq ft – 75 sq m

First Floor Area 376 sq ft – 35 sq m

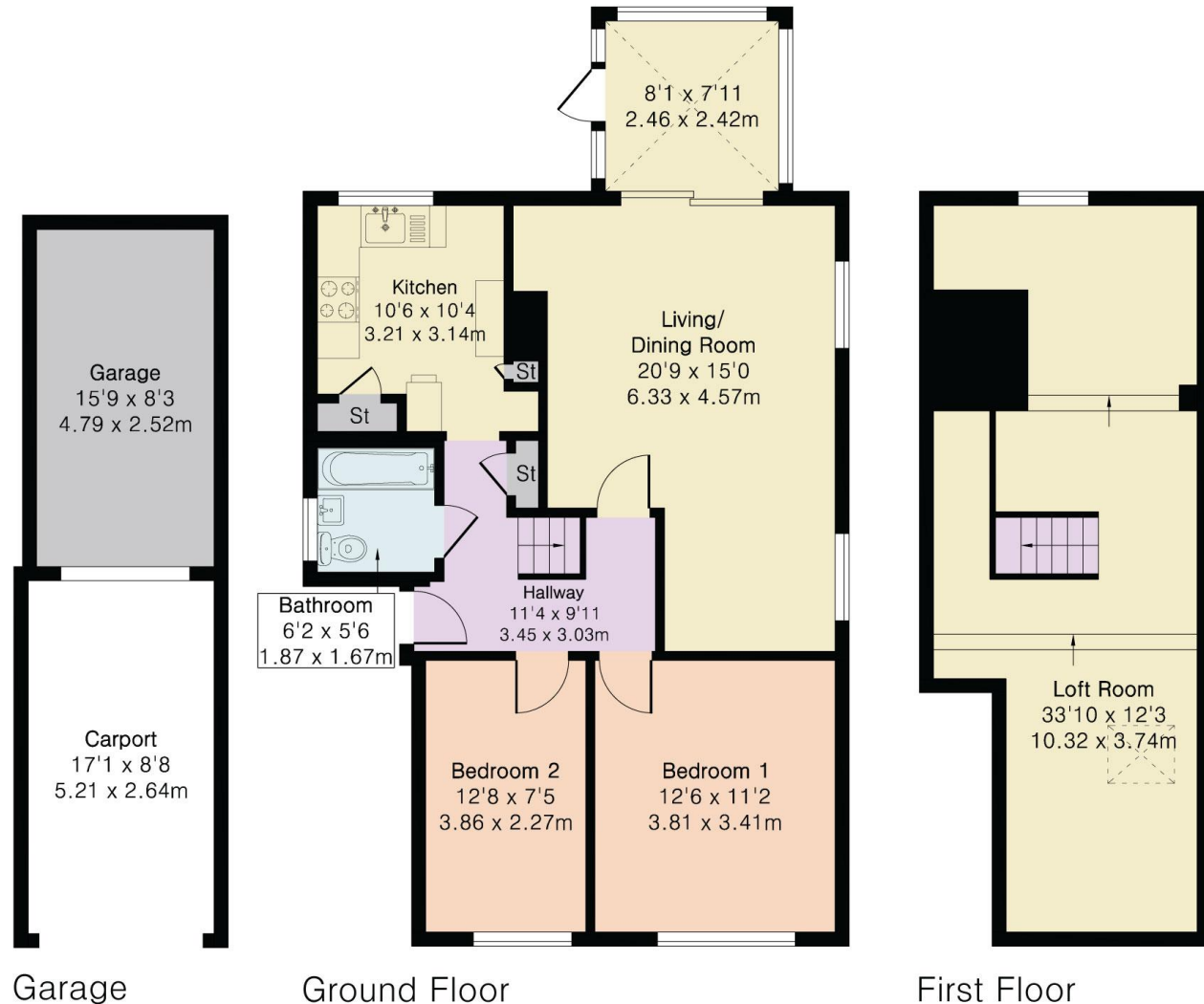
Garage Area 130 sq ft – 12 sq m



**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.





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