



Kingswell Ride, Cuffley



- CHAIN COMPLETE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- HUGE POTENTIAL TO EXTEND STPP
- LARGE GARDEN APPROACHING 100FT
- DOUBLE LENGTH GARAGE
- WALKING DISTANCE TO SHOPS AND STATION





**Kingswell Ride**  
Cuffley EN6 4LH

Set on a quiet no through road close to Cuffley village and train station you will find this 3 bedroom detached bungalow. The property boasts 1617 square feet and has huge potential to extend/redevelop stpp. The accommodation consists of: Entrance hallway, kitchen breakfast room, 2 bedrooms, bathroom, wc, living room, dining room and conservatory. On the first floor there is another bedroom. A lovely rear garden approaching 100 feet long, double length garage and off street parking.

Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and the train station allows direct access to London Kings Cross and Moorgate stations via Finsbury Park. Leisure pursuits are well catered for with a tennis club and Northaw Great Woods for countryside walks. Local schooling is close by from nurseries to Cuffley primary school and excellent private and state secondary schools are within easy reach.



**Kingswell Ride, Cuffley, Potters Bar, EN6**

Approximate Area = 1617 sq ft / 150.2 sq m (excludes garage)

For identification only - Not to scale



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

**Certified Property Measure** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Inphocem 2022. Produced for Fire & Country. REF: 802281