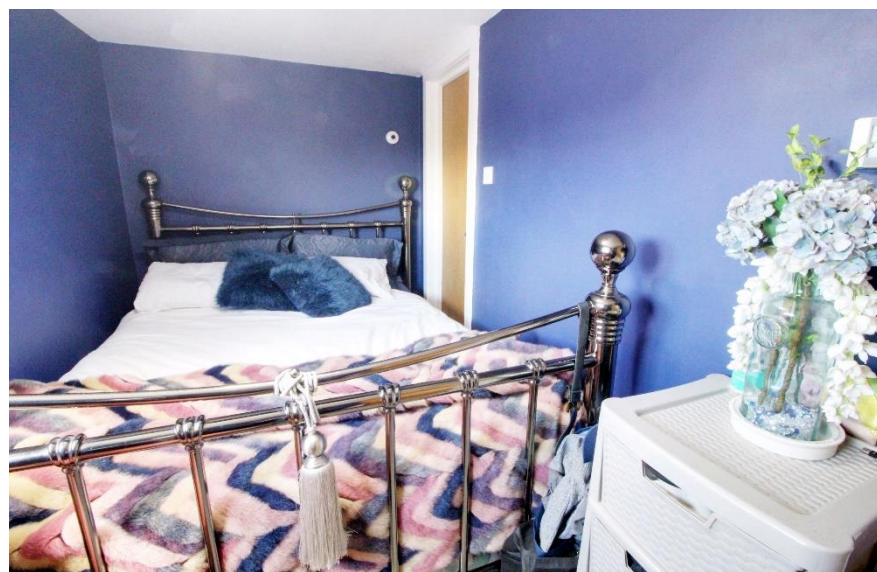




Northaw Road East, Cuffley



- FAMILY HOME
- LARGE GARDEN
- TWO BATHROOMS
- UTILITY ROOM
  
- GARAGE
  
- FANTASTIC LOCATION FOR STATION/VILLAGE



# Northaw Road East

Cuffley EN6 4LZ

A most deceptively spacious 5 bedroom family home that has been extended and improved by the current owners to a very high standard. The bright, spacious accommodation comprises; reception room/ bedroom, bedroom, large lounge, fitted kitchen with substantial dining area, utility room and shower room with modern double shower. Features include an attractive wood burner in the lounge, underfloor heating throughout the ground floor and French doors leading to the large part landscaped garden which also provides a shed, wood and coal store. To the first floor are two double bedrooms plus a single bedroom, throughout the property there is ample living space. To the front there is off street parking for approximately 6 cars plus the single garage. Located in the popular village of Cuffley with its variety of shops and amenities, good local schooling and transport links to London's Moorgate. An excellent family home.

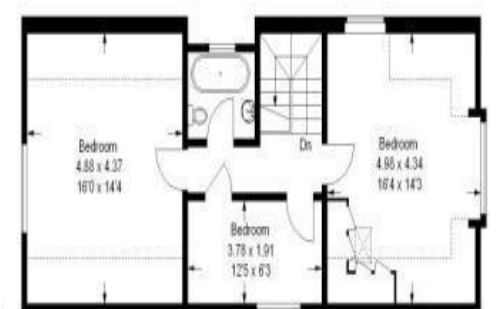
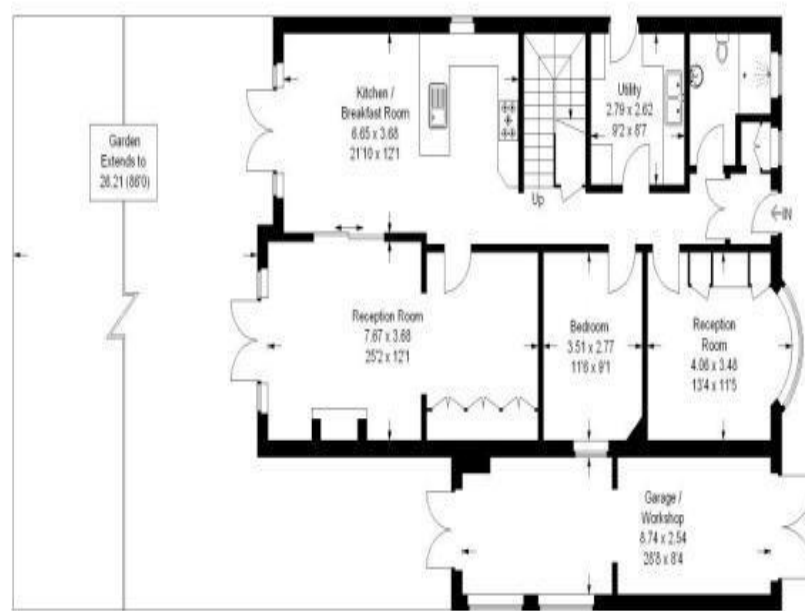
Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and the train station allows direct access to London's Moorgate stations and Finsbury Park. Leisure pursuits are well catered for with a tennis club and Northaw Great Woods for countryside walks. Local schooling is close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



Approximate Gross Internal Area  
 Ground Floor (including Garage / Workshop)  
 133.4 sq m / 1436 sq ft  
 First Floor = 63.0 sq m / 678 sq ft  
 Total = 196.4 sq m / 2114 sq ft



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



Ground Floor

First Floor

☐ Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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