



Theobalds Road, Cuffley



- LARGE LUXURY KITCHEN / DINER
- FIVE BEDROOMS
- 2 EN SUITES
- SHORT WALK TO CUFFLEY VILLAGE



- GARAGE
- OWN DRIVEWAY
- REAR GARDEN IN EXCESS OF 80FT

Theobalds Road
Cuffley EN6 4HQ

This five-bedroom detached home, located in the desirable village of Cuffley, features a large luxury fitted kitchen/diner, two ensuites attached to bedrooms, its own garage and driveway, and a mature garden approximately 80 feet in length at the rear. Conveniently located close to British Rail, local amenities, & within a short, flat-level walk to the village, this property is ideal for those seeking both modern comforts & accessibility.

Theobalds Road is conveniently situated a short walk from Cuffley village centre with its array of shops, eateries, GP and dental practices and library. Cuffley station offers direct rail links to London Moorgate via Finsbury Park and Highbury & Islington. There are several popular schools locally including Cuffley JMI, Chancellors and Dame Alice Owen



TOTAL FLOOR AREA: 1755sq ft. (163.0 sq.m.) approx.
White walls, creamed feet have been made to illustrate the appearance of the finished residential home. Measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		