



East Ridgeway, Cuffley



- CHARACTER PROPERTY
- PREMIER ROAD
- CARRIAGE DRIVEWAY
- SIX BEDROOMS
- SCOPE TO DEVELOP (STPP)
- 3 BATHROOMS
- CLOSE TO CUFFLEY AMENITIES
- VENDOR SUITED



## East Ridgeway Cuffley EN6 4AP

This detached character home, set against a striking frontage with sweeping views over Cuffley, provides well-proportioned accommodation. The property is in excellent condition and is available for sale without an onward chain. Nearby Cuffley village offers quality local schools, a mainline station with services to Kings Cross and Moorgate, and various shopping amenities. The home features spacious accommodation, including a large reception hall, living room, dining room, family room, modern kitchen/breakfast room, utility room, a master bedroom with an en-suite, five additional bedrooms, a family bathroom, a shower room, a guest cloakroom, a garage, and secluded gardens with a sun deck to the rear and side. It also includes a carriage driveway for ample parking and represents a tranquil haven with significant potential for development, subject to planning permission. East Ridgeway, one of the area's most sought-after roads, is located just half a mile from Cuffley High Street's facilities. The nearby mainline station offers regular commutes to Kings Cross and Moorgate. The larger towns of Potters Bar and Barnet are a short drive away, providing outstanding educational options in both the public and private sectors, including Queenswood School for Girls, Lochinver House Boys School, Dame Alice Owens, and Queen Elizabeth Boys School. Moments from the property is Great Wood, perfect for scenic walks. Additionally, a range of sports facilities, including tennis, golf, and horse riding, are easily accessible.



East Ridgeway, Cuffley, Potters Bar, EN6 4AP  
Total Area: 288.7 m<sup>2</sup> ... 3107 ft<sup>2</sup>

All measurements are approximate and for display purposes only