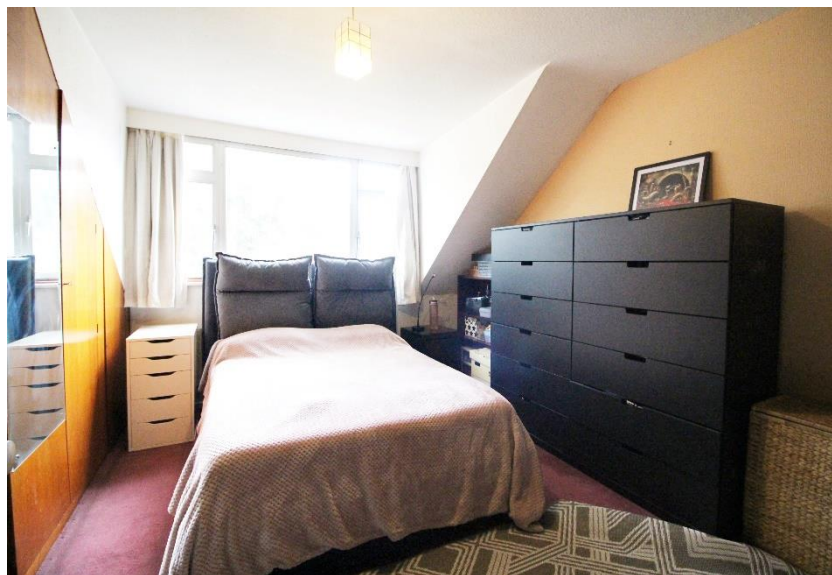




Thrush Lane, Cuffley



- HUGE SCOPE FOR RE-DEVELOPMENT STPP
- CORNER PLOT
- POTENTIAL ANNEX
- 4 RECEPTION ROOMS

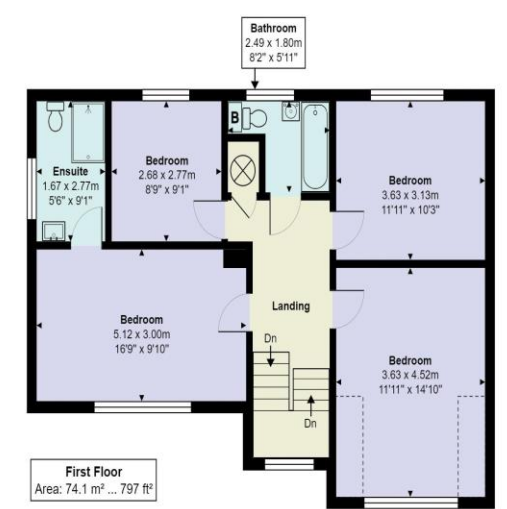


- 4 BEDROOMS
- 2 BATHROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO STATION AND SHOPS

Thrush Lane
Cuffley EN6 4JT

****HUGE POTENTIAL FOR RE-DEVELOPMENT STPP** CORNER PLOT**POTENTIAL FOR ANNEX**** We are delighted to offer this wonderful 4 bedroom home that sits on a large corner plot and offers huge potential for redevelopment stpp. The property will suit many different family needs, you could convert the existing office area into a self-contained annex. The overall accommodation which sits at nearly 2500 sq ft comprises of: Entrance hallway, living room, dining room, kitchen/living/dining room, conservatory, home office/tv room, downstairs cloakroom. Upstairs there are 4 bedrooms with the master bedroom having an en-suit bathroom, there is a further family bathroom. Exterior there is a large rear garden with side access. Off street parking for several cars.

This home is located within close proximity of Cuffley's shops, restaurants and mainline train station which offers direct links to London Moorgate via Finsbury Park and Highbury & Islington. Surrounded by greenbelt countryside, ideal for walking and horse riding, whilst other recreational amenities include a selection of golf clubs and Cuffley Tennis Club. There are several highly regarded schools locally including Queenswood, Stormont, Dame Alice Owen and Lochinver Hous



BANC
PROPERTY GROUP

Thrush Lane, Cuffley, Potters Bar, EN6 4JT
Total Area: 226.8 m² ... 2441 ft² (excluding garden)
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		