



The Ridgeway, Cuffley



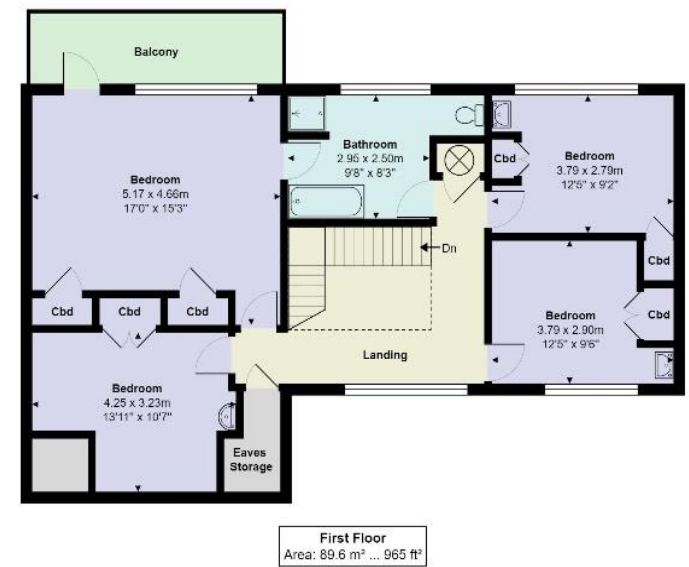
- UNIQUE PLOT
- CHAIN FREE
- OVER 1 ACRE
- LONDON SKYLINE
- NORTHAW VALLEY VIEW
- HUGE POTENTIAL TO REDEVELOP STPP
- CLOSE TO SCHOOLS
- LONG SWEEPING DRIVEWAY



# The Ridgeway Cuffley EN6 4BB

**\*\*CHAIN FREE\*\* IN EXCESS OF 1 ACRE\*\* HUGE SCOPE FOR RE DEVELOPMENT\*\*  
PRIME RIDGEWAY LOCATION\*\* A wonderful opportunity to rebuild or significantly extend and remodel (stpp) this 4 bedroom home. Set on the desirable location of Cuffley Ridgeway and set on the most prime position of the road. The current house offers 4 bedrooms, 4 reception rooms, bathroom, double garage and storeroom. One of the last remaining undeveloped plots left on the road, stunning gardens with a long sweeping driveway and huge rear garden, views over London's skyline and Northaw valley.**

The property is ideally located in a popular residential location, convenient to local amenities, transport links and several highly regarded schools including Queenswood Girl's School and Lochinver House boy's school. Within 5 minutes of Cuffley train station (40 minutes into central London) and an excellent selection of local convenience shops and restaurants. Also, within 10 minutes to the M25 so it has excellent travel links. An abundance of sports facilities can also be found locally which include tennis, golf and horse riding.



The Ridgeway, Cuffley, Potters Bar, EN6 4BB

Total Area: 280.2 m<sup>2</sup> ... 3016 ft<sup>2</sup> (excluding ext hall, balcony)  
All measurements are approximate and for display purpose only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		