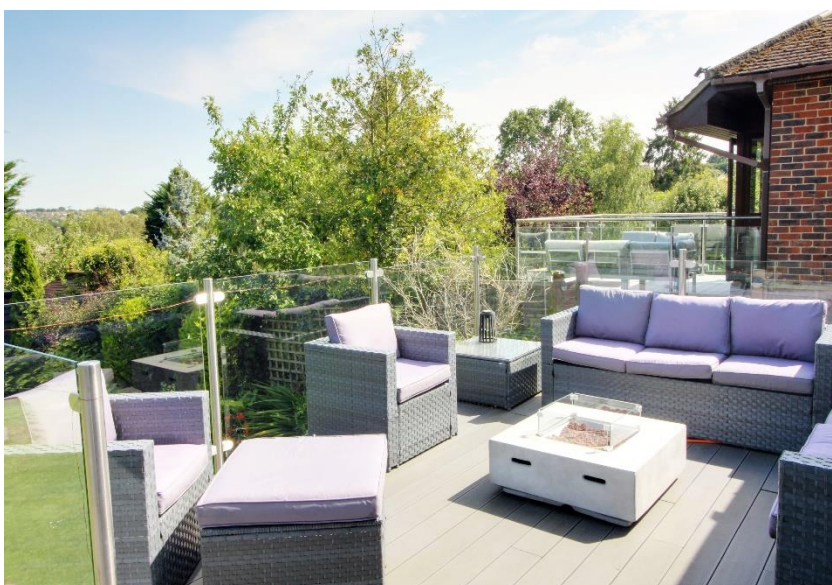




Hill Rise, Cuffley

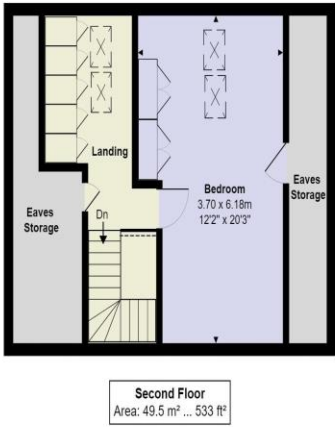
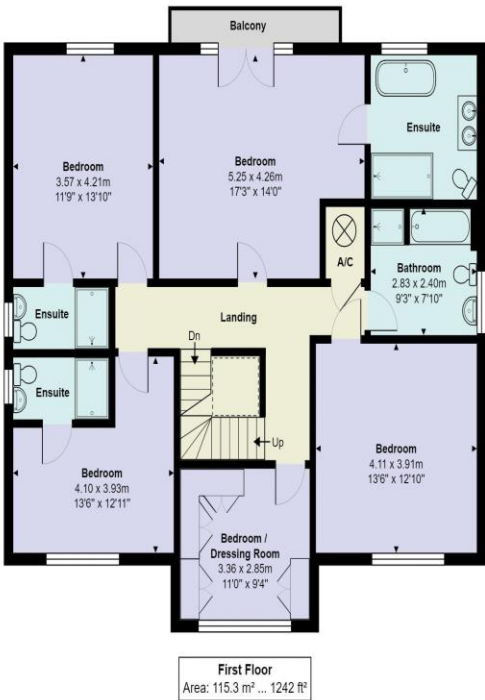
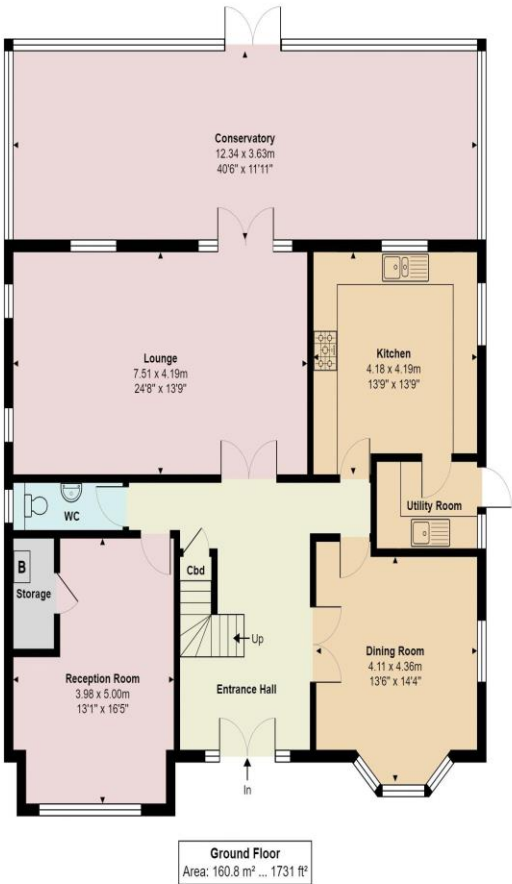


- JUST OVER 3500 SQUARE FEET
- 4 RECEPTION ROOMS
- 6 BEDROOMS
- 4 BATHROOMS
- IMMACULATE CONDITION
- WALKING DISTANCE TO STATION
- PLENTY OF OFF STREET PARKING
- DESIRABLE LOCATION

Hill Rise
Cuffley EN6 4EJ

An imposing 6 bedroom detached property set on the highly regarded location of Hill Rise. The fabulous family home boast 4 large reception rooms and just over 3500 square feet. The accommodation consists of: large entrance hallway, living room with steps down to the conservatory, dining room, playroom, kitchen breakfast room and utility room. On the first floor there are 5 bedrooms with the master bedroom having a large en-suite bathroom and a Juliet balcony with which has far reaching views over rolling countryside, guest bedroom and bedroom 3 both have en-suite shower room plus there is a large family bathroom with shower, bedroom 5 is currently used as a dressing room. On the second floor you will find bedroom 6 which also has a dressing room. There is a large decking area abutting the immediate rear of the property, garden is mainly laid to lawn with side access. In out driveway with plenty of off-street parking.

Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and the train station allows direct access to London Kings Cross and Moorgate stations via Finsbury Park. Leisure pursuits are well catered for with a tennis club and Northaw Great Woods for countryside walks. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hill Rise, Cuffley, Potters Bar, EN6 4EJ

Total Area: 325.6 m² ... 3505 ft² (excluding balcony)

All measurements are approximate and for display purposes only