

1



King James Avenue, Cuffley



- PRIVATE NO THROUGH ROAD
- SUPERB OPEN-PLAN "SUPER ROOM"
- 3 RECEPTION ROOMS
- MASTER BEDROOM SUITE - EN SUITE
- 3 FURTHER BEDROOMS



- STUNNING CONDITION THROUGHOUT
- LARGE BEAUTIFULLY LANDSCAPED GARDEN
- CLOSE TO VILLAGE SHOPS - STATION - SCHOOL



Tel: 01707 877781

www.bancproperty.com

info@bancproperty.com

1 Station Road
Cuffley
Hertfordshire
EN6 4HU

King James Avenue

Cuffley EN6 4LN

Nestled on a PRIVATE NO-THROUGH ROAD, this EXQUISITE 4-bedroom DETACHED home in the heart of Cuffley village awaits its new owner. The property boasts extraordinary living space with a SUPERB OPEN-PLAN "SUPER ROOM" that seamlessly blends the kitchen, living, and dining areas. The BI-FOLDING DOORS open up to let the outside in, creating a perfect space for both relaxation and entertainment. As you step into the LARGE ENTRANCE HALLWAY, you'll find a cozy TV ROOM, a peaceful STUDY, a practical UTILITY ROOM, and the MASTER BEDROOM SUITE complete with a luxurious EN-SUITE BATHROOM and a SPACIOUS DRESSING ROOM. Upstairs, there are THREE ADDITIONAL BEDROOMS, with the guest bedroom featuring its own EN-SUITE BATHROOM. Two further bedrooms and a STYLISH FAMILY BATHROOM complete the upper floor. The exterior is just as impressive, with a LARGE, BEAUTIFULLY LANDSCAPED GARDEN that includes a CHARMING PATIO AREA—ideal for outdoor dining and summer gatherings. The location is unbeatable, with CUFFLEY VILLAGE SHOPS, the STATION, and the SCHOOL all just a gentle stroll away. This home offers a perfect blend of COMFORT, STYLE, and CONVENIENCE.

Cuffley Village boasts a variety of shopping facilities, alongside essential services such as doctors and dental surgeries. The train station provides direct routes to London Kings Cross and Moorgate stations, passing through Finsbury Park. For leisure, residents can enjoy activities at the local tennis club and scenic walks in Northaw Great Woods. Education needs are well catered for, with local nurseries, Cuffley Primary School, and accessible private and state secondary schools.



Ground Floor
Area: 159.1 m² ... 1713 ft²



First Floor
Area: 103.6 m² ... 1116 ft²



King James Avenue, Cuffley, Potters Bar, EN6 4LN

Total Area: 262.7 m² ... 2828 ft²

All measurements are approximate and for display purposes only