



Cranfield Crescent, Cuffley

BANC
PROPERTY GROUP



- EXCELLENT LOCATION
- 4 BEDROOMS
- 2 BATHROOMS
- PRETTY GARDEN
- DRIVEWAY
- GARAGE
- CHAIN FREE

Cranfield Crescent
Cuffley EN6 4DY

We are delighted to present this charming 4-bedroom, semi-detached property in Cuffley. The property offers excellent family living accommodation, including a kitchen/dining room, living room, and a convenient downstairs shower room, a utility room with outdoor access, there is also a family bathroom upstairs. The property features a driveway and garage, providing parking for two cars, and a lovely rear garden mainly laid to lawn. The property is conveniently located for all local amenities including Cuffley train station with excellent access into London. CHAIN FREE

Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and the train station allows direct access to London Moorgate stations via Finsbury Park. Leisure pursuits are well catered for with a tennis club and Northaw Great Woods for countryside walks. Local schooling is close by from nurseries to Cuffley primary school and excellent private and state secondary schools are within easy reach.

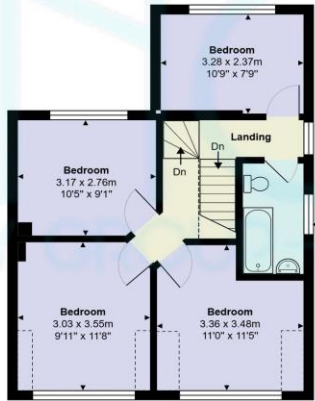


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
11 Cranfield Crescent



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Cranfield Crescent, Cuffley, Potters Bar, EN6 4DY
Total Area: 124.6 m² ... 1341 ft² (excluding garden)
All measurements are approximate and for display purposes only