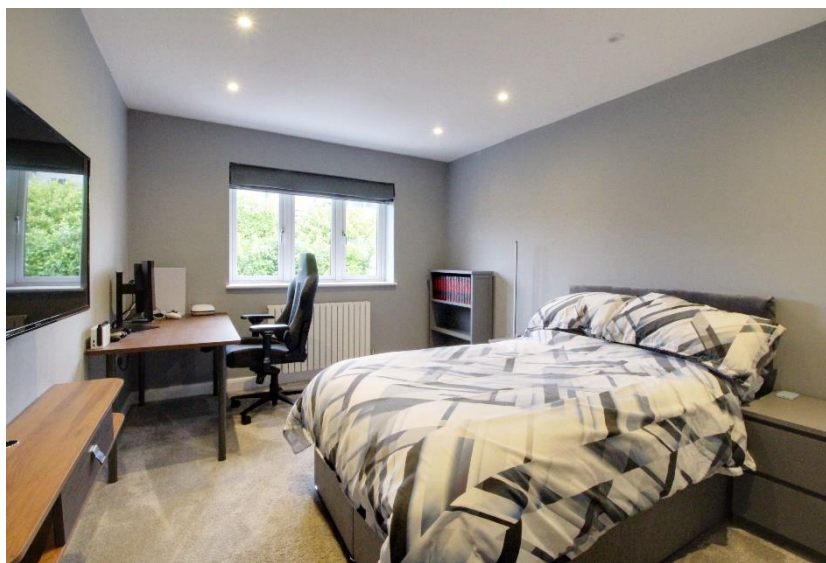




Farm Close, Cuffley



- SQ FT IN EXCESS OF 2100
- 4 BEDROOMS
- 4 BATHROOMS
- SUPER ROOM
- PART UNDER FLOOR HEATING
- IMMACULATE CONDITION
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO STATION



# Farm Close

## Cuffley EN6 4RQ

A 4 bedroom, 4 bathroom detached family home set in a quiet cul-de-sac location. The property was completely refurbished to an exemplary standard a few years ago and still feels brand new inside. The accommodation boasts just over 2100 square feet and consists of: Entrance hallway, living room, "Super Room" which includes kitchen living/dining with bi-folding doors which leads to the patio, there is also a cloakroom, all the ground floor has underfloor heating. The first floor there are 3 bedrooms with master being a fabulous size with an en-suite shower room, 2 further bedrooms with one having an en-suite bathroom and bedroom 3 having access to the family bathroom. On the second floor there is a bedroom with a further en-suite shower room. All bedrooms have fitted wardrobes. Exterior, patio with rear garden and side access, off street parking and a storage room.

Located within close proximity of Cuffley village with its array of local shops, restaurants and the mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are also within easy reach by car.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Farm Close, Cuffley, Potters Bar, EN6 4RQ

Total Area: 196.6 m<sup>2</sup> ... 2117 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only