



Brookside Crescent, Cuffley



- CHAIN FREE
- IN NEED OF REFURBSIHMENT
- HUGE SCOPE TO RE DEVELOP STPP
- 4 BEDROOMS



- 2 BATHROOMS
- BIG FRONTAGE
- DOUBLE GARAGE
- WALKING DISTANCE TO VILLAGE

Brookside Crescent

Cuffley EN6 4QN

****CHAIN FREE** IN NEED OF TOTAL REFURBISHMENT** HUGE SCOPE TO RE DEVELOP STPP** DOUBLE GARAGE**** A 4 bedroom detached house that is in need of refurbishment and offers huge scope to re develop stpp. The property occupies a good plot size with a very large frontage. Accommodation consists of: Entrance hallway, living room/dining room, kitchen, utility room, downstairs cloakroom. Upstairs there are 4 bedrooms with the master having an en-suite shower room, family bathroom, mature rear garden, side access, double garage and off street parking.

Fabulous position in Hertfordshire benefitting from excellent road and rail links. on the door step of Cuffley village providing local shops, doctors and dentist surgeries, and Cuffley main line station with regular services to Moorgate in 35 minutes. Potters bar is approx. 3 miles away and offers a more comprehensive range of shops and amenities with the mainline rail station providing a fast services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1. 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		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Compass rose showing North (N), South (S), East (E), and West (W).



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Total Area: 166.0 m² ... 1786 ft² (excluding garden)
All measurements are approximate and for display purposes only