



Theobalds Road, Cuffley

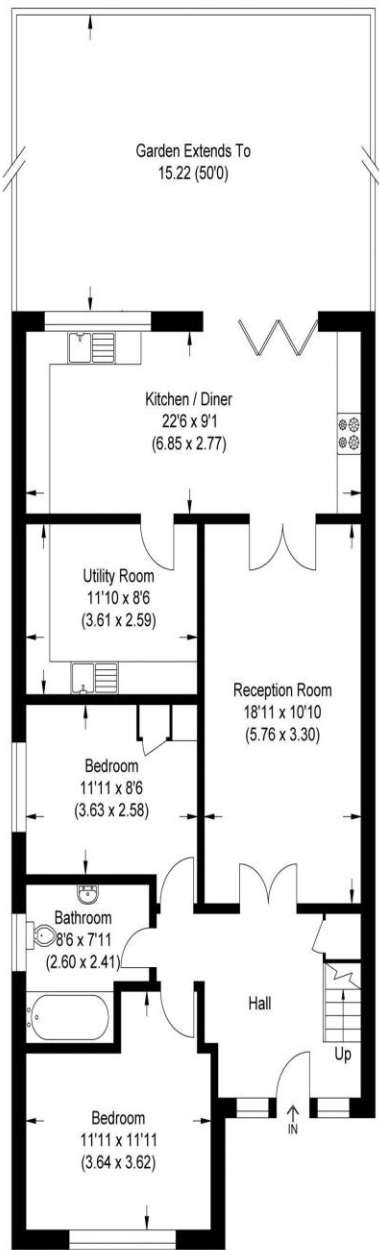


- LEVEL WALKING DISTANCE TO VILLAGE
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- 5 BEDROOMS
- LARGE KITCHEN BREAKFAST ROOM
- SECLUDED REAR GARDEN
- PLENTY OF OFF STREET PARKING
- CLOSE TO CUFFLEY SCHOOL

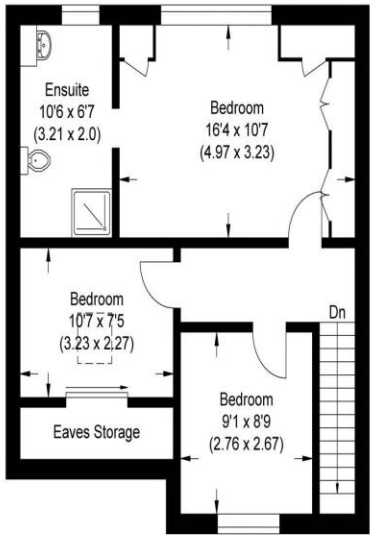
Theobalds Road
Cuffley EN6 4HL

A 5 bedroom family home set on a level walk to Cuffley village, train station and school. The property offers flexible living accommodation and shows in excellent decorative order throughout. Entrance hallway, living room, kitchen/dining room, large utility room, 2 downstairs bedrooms and a family bathroom, upstairs there are 3 bedrooms with the master bedroom having an en-suite shower room. Secluded rear garden mainly laid to lawn, side access with parking for plenty of vehicles.

The tree lined Theobalds Road runs between Northaw Road East and Station Road and is therefore within easy reach of Cuffley village with an excellent selection of local shops and restaurants, as well as a mainline train station with direct links into London's Moorgate, Finsbury Park and Kings Cross



Ground Floor



First Floor

Approximate Gross Internal Area
136.30 sq m / 1467.12 sq ft
(Excluding Eaves Storage)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Illustration for identification purposes only, measurements are approximate, not to scale.