



Farm Close, Cuffley



- THREE RECEPTION ROOMS

- SUPERB KITCHEN/BREAKFAST ROOM

- FOUR BEDROOMS

- EN SUITE BATHROOM

- UTILITY ROOM

- CLOSE TO VILLAGE AND STATION

- INTEGRAL GARAGE WITH OWN DRIVE



Farm Close
Cuffley EN6 4RQ

A beautifully presented 4 bedroom detached family home set in a delightful quiet cul-de-sac just off Hill Rise and withing walking distance of Cuffley station and village. The house has been maintained in excellent decorative order and benefits from three reception rooms, utility room and downstairs w/c. Upstairs there are 4 bedrooms with the master bedroom having an en-suite bathroom as well as spacious family bathroom. Semi secluded rear garden extending to about 84' and offers off street parking for several vehicles.

Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and the train station allows direct access to London Kings Cross and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		