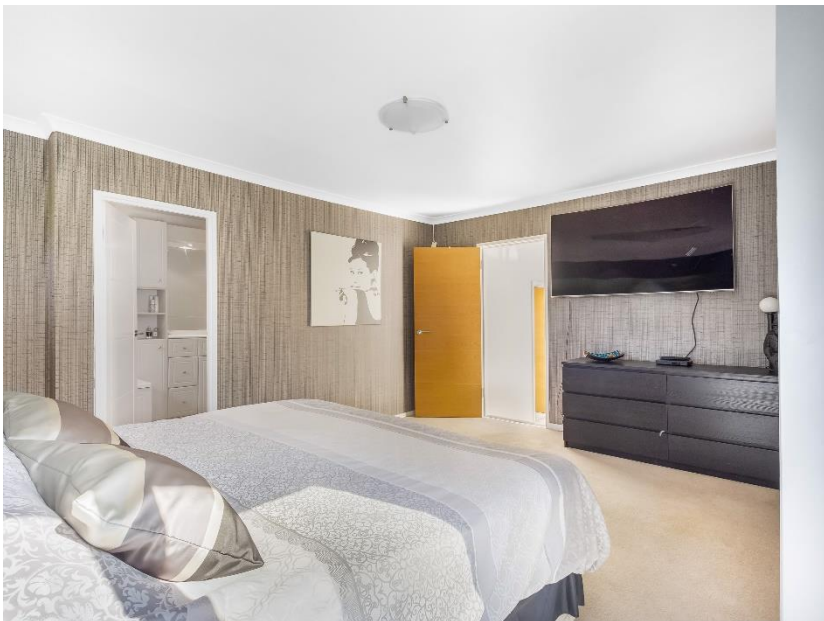




Robin Way, Cuffley



- ARCHITECT DESIGNED 5 BEDROOM HOME
- CLOSE TO 3000 SQUARE FEET
- 5 BEDROOMS
- 3 BATHROOMS
- 3 RECEPTIONS ROOMS
- STUNNING GARDENS AND VIEW
- PUTTING GREEN
- HEATED OUTDOOR POOL

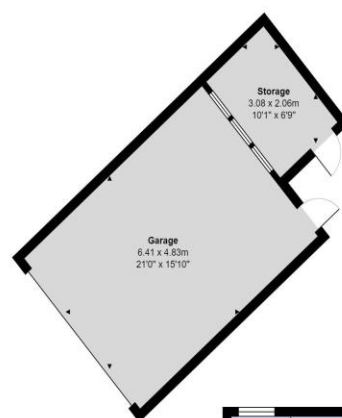


Robin Way, Cuffley

Cuffley EN6 4QB

Set in a quiet cul-de-sac location just off Tolmers Avenue you will find this wonderful architect designed 5-bedroom home. This truly stunning property boasts close to 3000 square feet of flexible living space and offers much scope and potential to extend and enlarge STPP, with part of the property that could become a self-contained annex. The accommodation consists of an entrance hallway, lower ground floor with 2 bedrooms and a shower room, plus a gym/ reception room, a few steps up to the ground floor leads to the kitchen breakfast room with a vaulted ceiling and sliding glass doors opening out to the terrace and pool. There is a large living room, dining room, utility room and external lean-to. On the first floor you will find 3 bedrooms with the master having a large en-suite bathroom with sliding glass doors that lead to a roof terrace, there is also a further shower room. Finally, the stunning wrap around garden which is extremely secluded has an outdoor pool heated by an energy efficient air source heat pump. Golf enthusiasts will be pleased to know this property comes with its own putting green. Double detached garage with storage shed, and plenty of off-street parking. Short walking distance to Cuffley train station and village.

Cuffley village offers lots of shopping facilities, a GP and dental practices and the train station allows direct access to London Moorgate via Finsbury Park and Highbury & Islington. Leisure pursuits are well catered for with a tennis club and Northaw Great Woods for countryside walks. 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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Robin Way, Cuffley, Potters Bar, EN6 4QB

Total Area: 265.7 m² ... 2860 ft² (excluding lean-to, roof terrace)

All measurements are approximate and for display purposes only