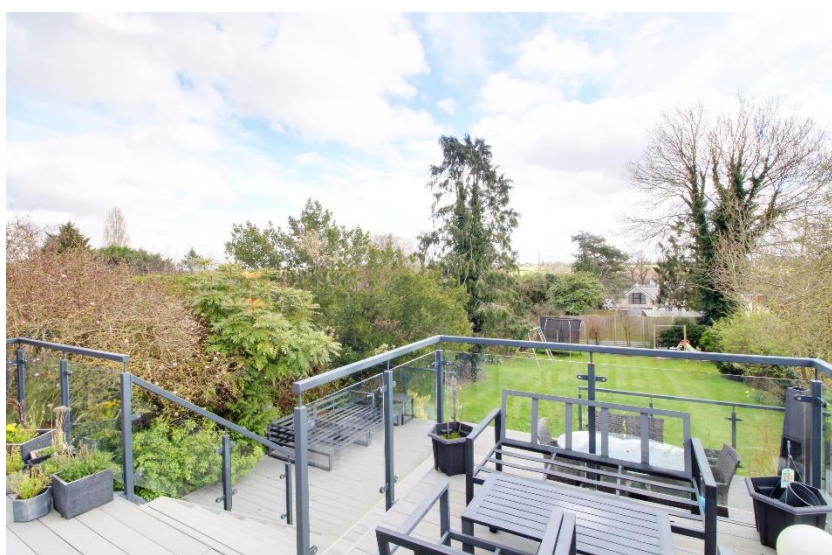
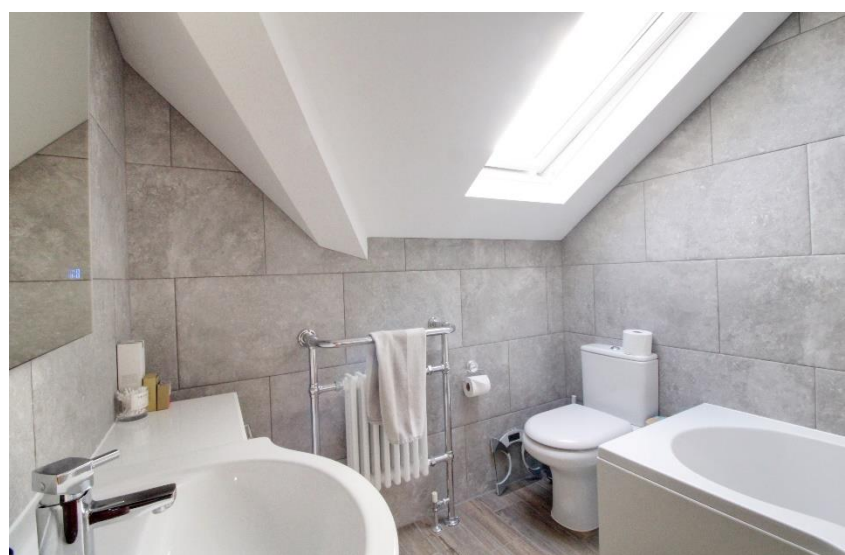




Northaw Road East, Cuffley



- DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- LIVING ROOM WITH BI-FOLDING DOORS
- 3 BATHROOMS
- LARGE REAR GARDEN
- COMPOSITE DECKING AREA
- WALKING DISTANCE TO SHOPS/STATION

Northaw Road East Cuffley EN6 4LU

****4 BEDROOMS ** 2 BATHROOMS ** FLEXIBLE ACCOMMODATION **
LARGE GARDEN ** WALKING DISTANCE TO STATION/SHOPS ****

A 4 bedroom detached family home set in the heart of Cuffley village which is conveniently situated for commuting into London, walking to the local school or strolling to the shops. The accommodation consists of: Entrance hallway, bathroom with shower, bedroom 4, dining room/tv room, living room with bi-folding doors leading to the terrace, kitchen breakfast room, utility room. Upstairs there are 3 further bedrooms with the master bedroom having an en-suite shower room and a further bathroom. Exterior offers a wonderful large garden perfect for a family with children, terrace with composite decking, garage and off street parking for multiple cars.

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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 89.4 SQ.M.
(962 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 61.7 SQ.M.
(664 SQ.FT.)

NORTHAW ROAD EAST, CUFFLEY, EN6
TOTAL APPROX. FLOOR AREA 151.1 SQ.M. (1626 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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