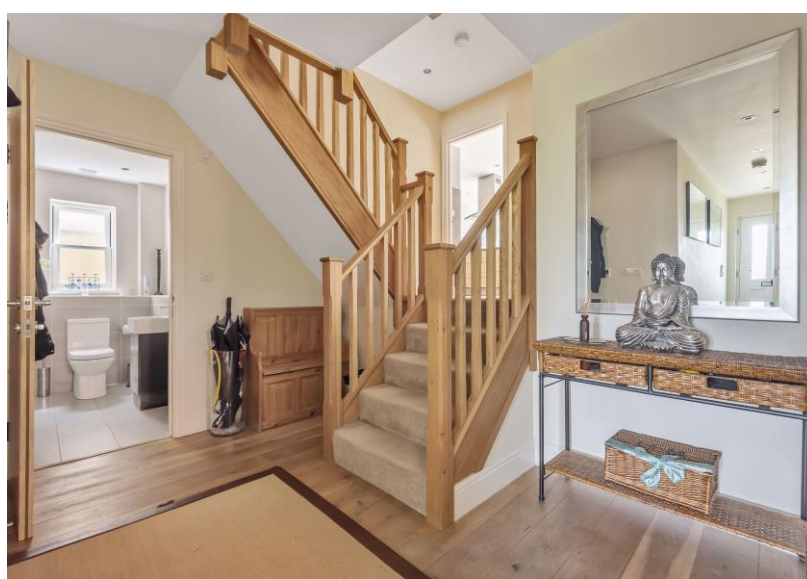




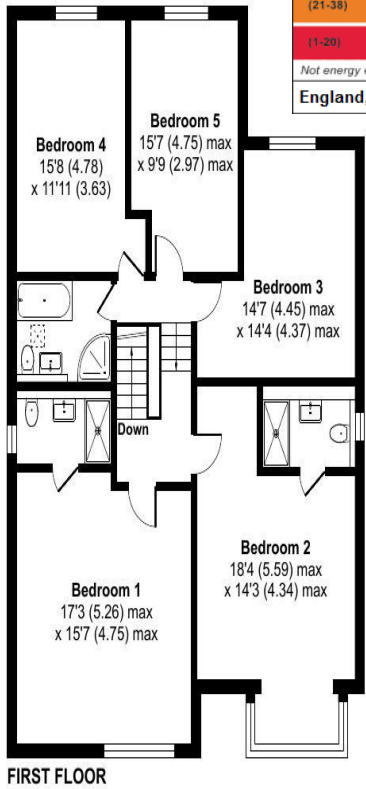
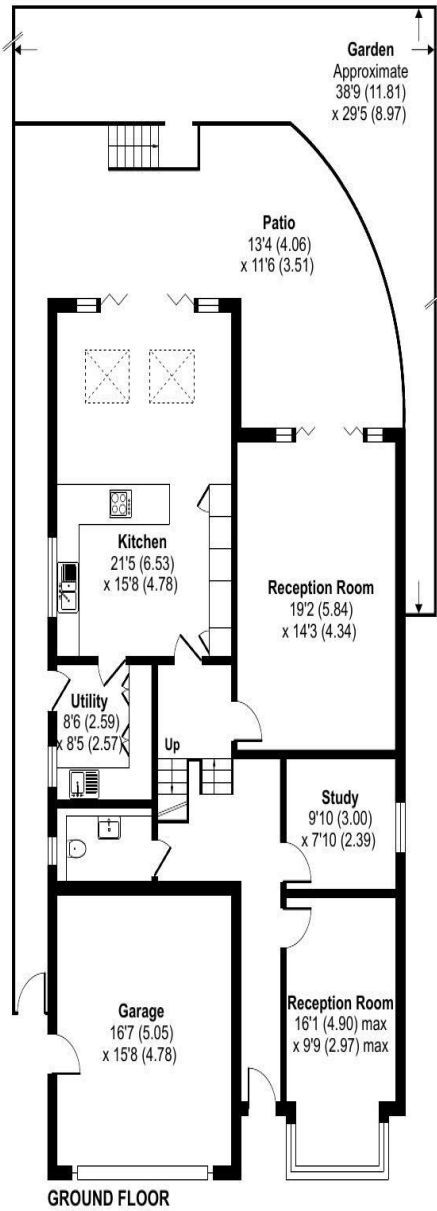
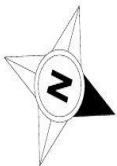
Orchard Close, Cuffley



- 5 BEDROOMS
- 3 BATHROOMS
- QUIET CUL-DE-SAC LOCATION
- 3 RECEPTION ROOMS
- DOUBLE GARAGE
- WALKING DISTANCE TO STATION
- LARGE KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING

****QUIET CUL-DE-SAC**5 BEDS 3 BATH**DOUBLE GARAGE**WALKING DISTANCE TO STATION**** A beautifully presented 5 bedroom family home situated in a quiet cul-de-sac location in the heart of Cuffley village boasting just over 2600 square feet. The accommodation consists of: Entrance hallway, 3 reception rooms including a dining room, living room and study, a large kitchen breakfast room and utility room, under floor heating. Upstairs there are 5 bedrooms with the master and guest bedrooms having en-suite shower rooms, there is also a family bathroom. The exterior features front garden with plenty of off street parking, integral double garage, rear garden and patio. Walking distance to Cuffley village shops, school, and train station.

Orchard Close is a quiet cul de sac just a short distance away from the shops and amenities of Cuffley. The overground station with it's direct links to Finsbury Park, Highbury & Islington and London Moorgate is close by and there is an excellent choice of state and independent schooling locally including Cuffley JMI, Dame Alice Owen, Lochinver, Stormont and Queenswood.



Orchard Close, Cuffley, Potters Bar

Approximate Area = 2697 sq ft / 251 sq m (includes garage)

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Hunters. REF: 866936