



Hill Rise, Cuffley



- PREMIER LOCATION
- WALKING DISTANCE TO STATION AND SHOPS
- HUGE POTENTIAL TO EXTEND STPP
- REDEVELOPMENT OPPORTUNITY
- ELEVATED PLOT
- 3 BEDROOMS
- LARGE GARDEN
- CHAIN FREE

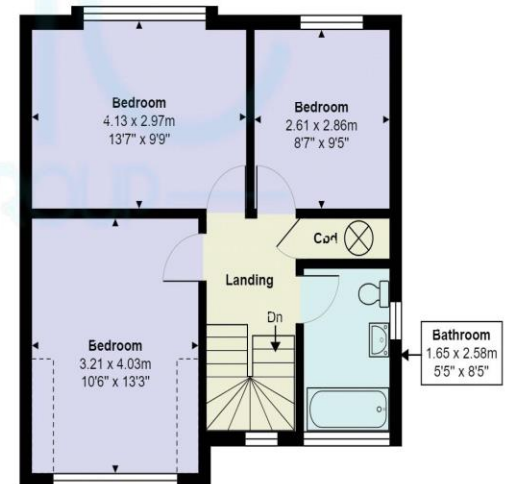
Hill Rise
Cuffley EN6 4RG

****CHAIN FREE**** A rare opportunity to acquire a 3 bedroom detached house which has massive potential to extend or re-develop stpp. The property is approached via a large frontage with plenty of parking and scope to enlarge further. The current owner purchased the property brand new around 1959. The south facing rear garden is a good size. ****CHAIN FREE****

Located within close proximity of Cuffley village with its array of local shops, restaurants and the mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are also within easy reach by car.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Hill Rise, Cuffley, Potters Bar, EN6 4RG

Total Area: 123.6 m² ... 1330 ft² (excluding garden extends to approx 32m)

All measurements are approximate and for display purposes only