



**Cannons, The Ridgeway, Cuffley**  
**£3,495,000**



- Impressive detached family residence
- Gated entrance and large driveway
- Premium location
- Gymnasium
- Games Room
- Heated outdoor pool
- Garage and car port
- Beautiful garden with countryside views

**SELLERS VIEW**

*The first time I pulled up at Cannons, I was simply drawn in by the period features and sweeping driveway. The property has so much to offer and with the beautiful gardens and overall plot size as well, I was instantly sold.*



# Cannons The Ridgeway

Cuffley EN6 4AR

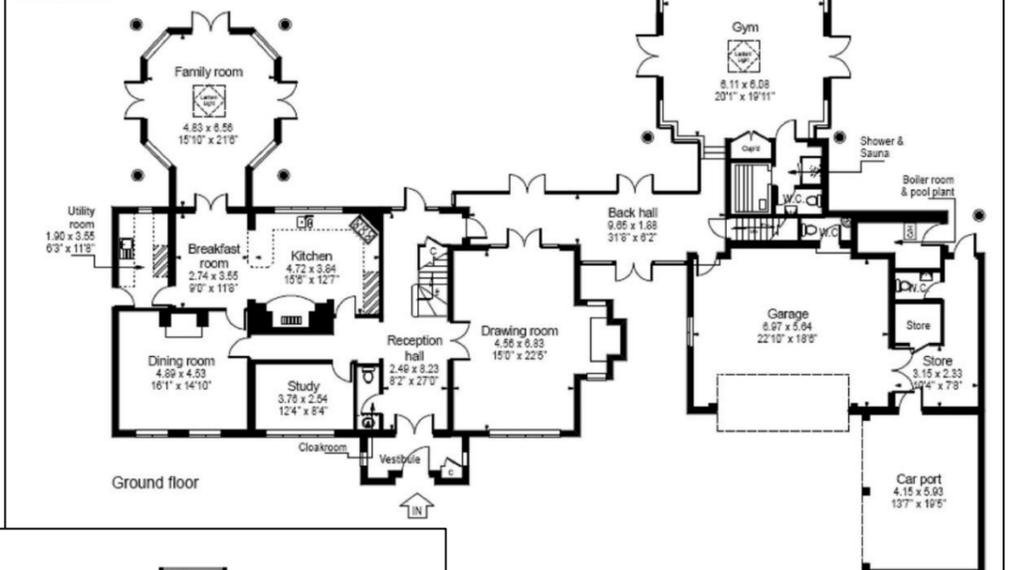
£3,495,000

An imposing detached family residence situated in one of the areas premier addresses. Standing behind a gated entrance, the house is offered in superb condition throughout and benefits from a spacious living and entertaining accommodation with a leisure complex consisting of gymnasium, games room and outdoor heated pool. There are far reaching views towards the rear and the amenities of both Cuffley & Potters Bar are within easy access.

Situated on The Ridgeway, a premier address in Hertfordshire benefitting from excellent road and rail links. Cuffley village is approx. 1 mile away and provides local shops, doctors and dentist surgeries, and Cuffley main line station with regular services to Moorgate in 35 minutes. Potters bar is approx. 3 miles away and offers a more comprehensive range of shops and amenities with the mainline rail station providing services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.



**Cannons, 6 The Ridgeway, Cuffley**  
 Gross internal area (approx.):  
 487 m<sup>2</sup> (5250 ft<sup>2</sup>) excluding garage, stores & cart lodge  
 For identification purposes only. Not to scale.  
 © Floor-Plan.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
40	25	22	34

Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Scotland & Wales