



**ABSOLUTE**  
PROPERTY

**2a Theobalds Road**  
**Potters Bar, EN6 4HQ**  
**Price Guide £675,000**



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PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

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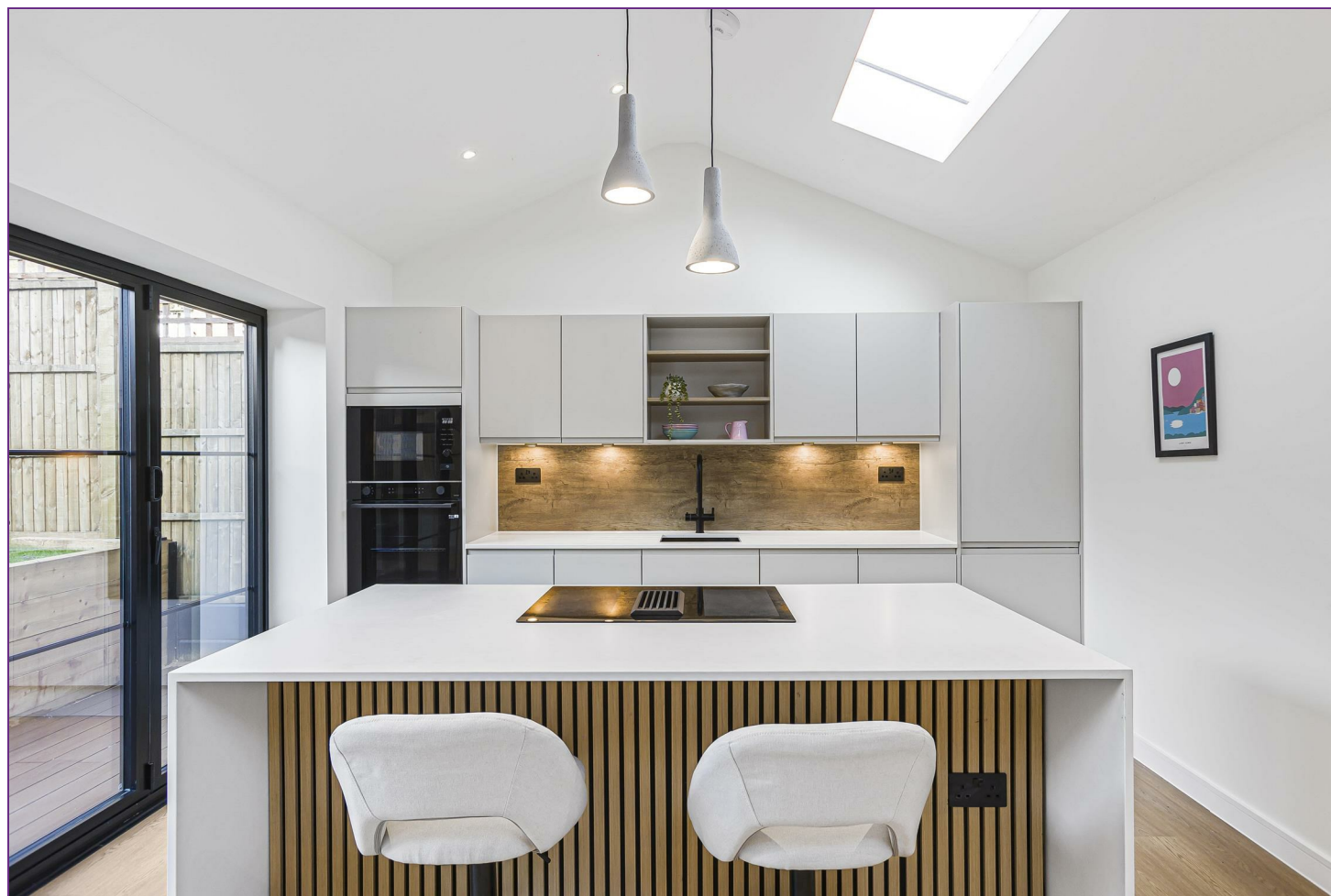
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Absolute Property are delighted to offer this stunning newly built three bedroom detached bungalow designed (by Jamie Innes-Wilkins). The developers have created this property to produce a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. Located just 300 meters from Cuffley High Street with its local shops, amenities and train station. Benefits include Secure gated parking, high spec finish throughout, luxury kitchen, en suite secluded rear garden, under floor heating and comes with the added advantage of being offered chain free. Viewing is highly recommended to avoid disappointment.

**Property Highlights:**

- Architect-designed layout flooded with natural light, featuring wide hallways, sleek lines, and a contemporary finish throughout
- Three double bedrooms with underfloor heating controls in each room, including a luxurious principal suite with air conditioning, direct garden access and a private en-suite
- Fully electric and future-proof: solar panels, air-source heat pump, EV charging point, underfloor heating throughout — no gas bills
- Quartz kitchen island with boiling water tap, integrated appliances, and flush-mounted hob with downdraft extractor
- Open-plan living space with bi-fold doors connecting seamlessly to the landscaped garden — perfect for entertaining
- Private rear garden with composite decking, glass balustrades, and sunny aspect — low-maintenance and beautifully designed
- Luxury family bathroom, LED-lit mirrors, rainfall showers, and a discreet utility room for functional ease
- Chain-free and turnkey ready — simply move in and enjoy



**Accommodation Comprises:**

Entrance Hall|Kitchen/Living Room|Kitchen|Three Bedrooms|Utility Room|En suite|Family Bathroom|Secure Gated Parking|Secluded Rear Garden|

**Theobalds Road:**

This newly built detached bungalow is beautifully presented and boasts light and spacious accommodation. The developers have created a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There is one bedrooms to the front aspect overlooking the driveway, off the hallway you will find a 32ft open plan kitchen/living/dining room with bi fold doors opening to the rear garden, the kitchen is high spec with integrated appliances and a Quartz island with boiling tap and flush mounted hob with downdraft extractor. In addition off the hallway is a utility room. Off the Open Plan Kitchen/Living is a further hallway with doors to two further bedrooms of which the main benefiting from its own en suite as well as a modern family bathroom.

**Outside:**

The Property is accessed via a secure sliding gate with its own off street parking, To the rear; the main garden is accessed via bi fold doors off the main living quarters has a composite decked area with glass balustrades, a newly laid lawn, and wooden sleepers, ideal for relaxation and entertaining.

**Location:**

Theobalds Road is ideally located just off Cuffley High Street with all of its local shops, amenities, train station and just a short drive of the M25 allowing easy access to central London via the A1 and M1. London's airport are also easily reached 40 minutes to Heathrow and convenient for Gatwick, Stanstead and Luton. Within touching distance of the Capital, contemporary living at its best.

**Lifestyle & Location:**

Located on Theobalds Road, just a 3-minute walk to Cuffley Station, this home offers an idyllic blend of peace and connectivity. Direct trains to London Moorgate and King's Cross make it ideal for commuters, while local cafés, shops, tennis clubs, and green open spaces give this charming Hertfordshire village a vibrant, welcoming feel.

- Enjoy weekend brunch, gym & spa facilities at Søpers or a relaxed dinner at The Plough or The Gables

- Walk or cycle through Northaw Great Wood, right on your doorstep

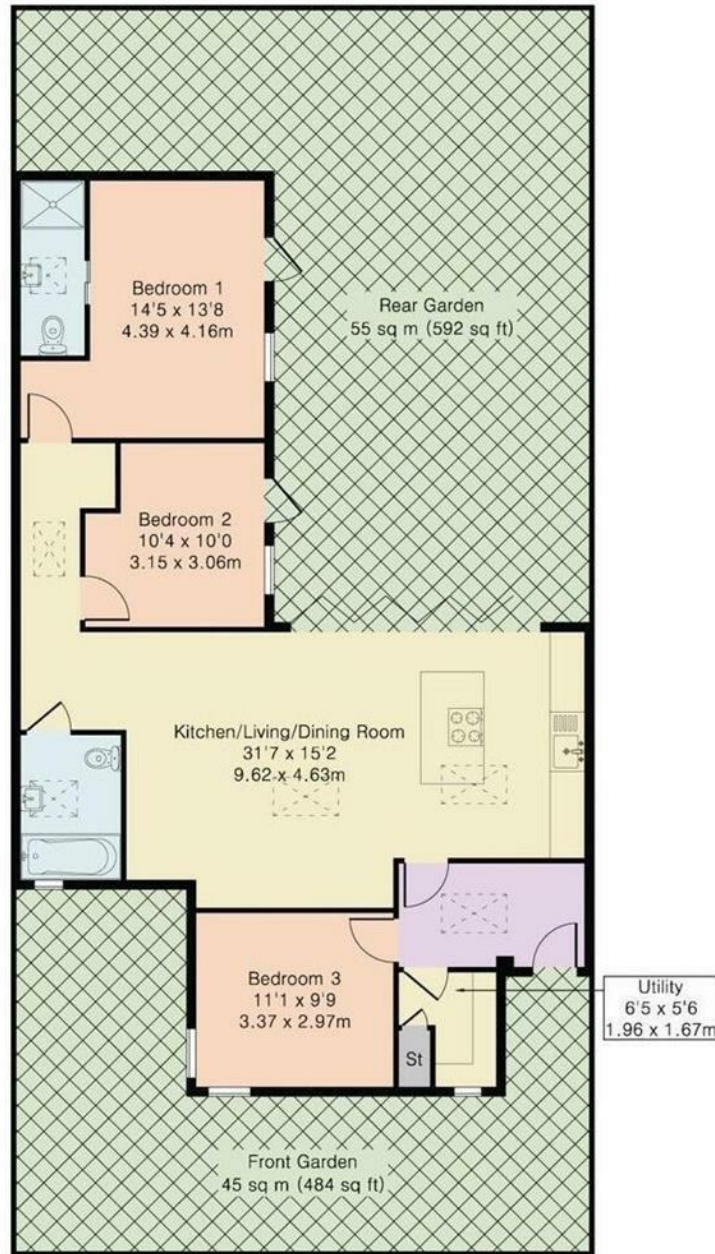
- Stay connected with quick access to the A10, M25, and nearby towns like Potters Bar and Brookmans Park

- Perfect for modern professionals, downsizers wanting luxury without compromise, or first-time buyers stepping into their forever home





Approximate Gross Internal Area 1002 sq ft - 93 sq m



Ground Floor

