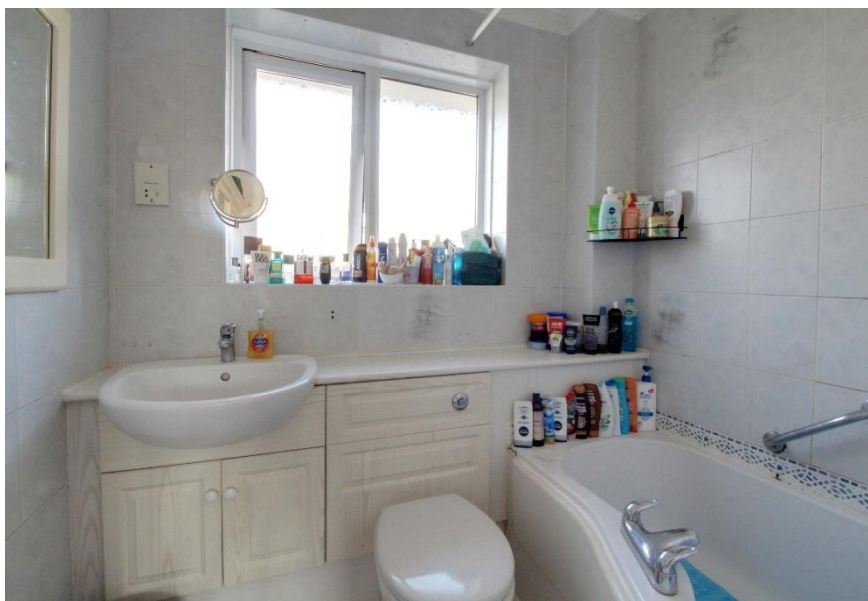




Colesdale, Cuffley



- 3 RECEPTION ROOMS
- VERSATILE ACCOMMODATION
- CLOSE TO SHOPS/STATION
- OPPOSITE PARK AND PLAYING FIELDS



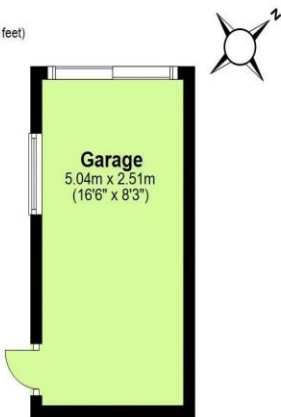
- 3 BEDROOMS
- GARAGE

****QUIET CUL-DE-SAC LOCATION** EXTENDED** SHORT WALK TO VILLAGE AND STATION** OPPOSITE PARK**** Situated in a quiet cul-da-sac location this 3 bedroom extended property can be found. The accommodation consists of: Hallway, open plan living room/dining room which in turn flows into a dining room, kitchen, playroom, and access to the rear. Upstairs there are 3 bedrooms and a bathroom. There is a tiered garden and direct access into the garage and side access.

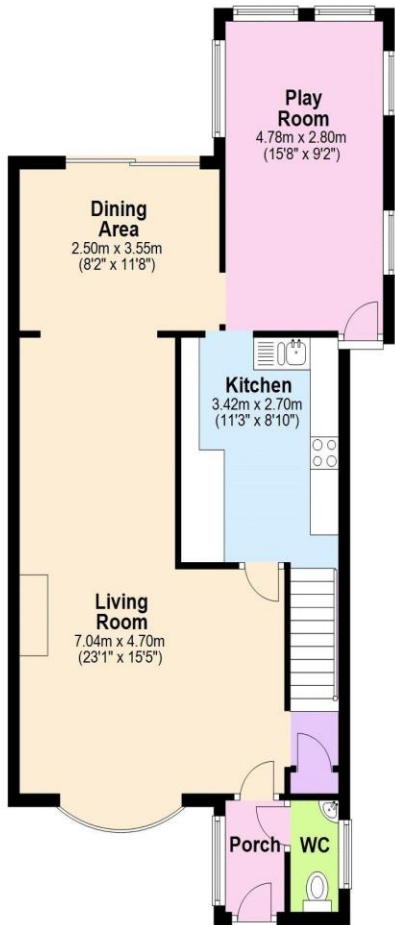
Cuffley village offers all local amenities, with lots of shopping facilities, restaurants, doctor and dentist surgeries as well as a village vet. The train station allows direct access to London Kings Cross and Moorgate stations via Finsbury Park. Leisure pursuits are well catered for with a tennis club 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.



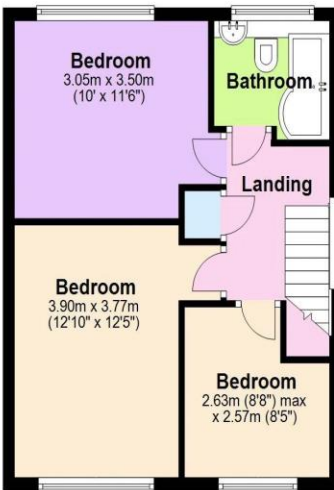
Ground Floor
Approx. 66.4 sq. metres (715.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



First Floor
Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)