



Plough Hill, Cuffley



- CHAIN FREE
- POTENTIAL FOR RE DEVELOPMENT STPP
- 3 / 4 BEDROOMS
- 2 RECEPTION ROOMS

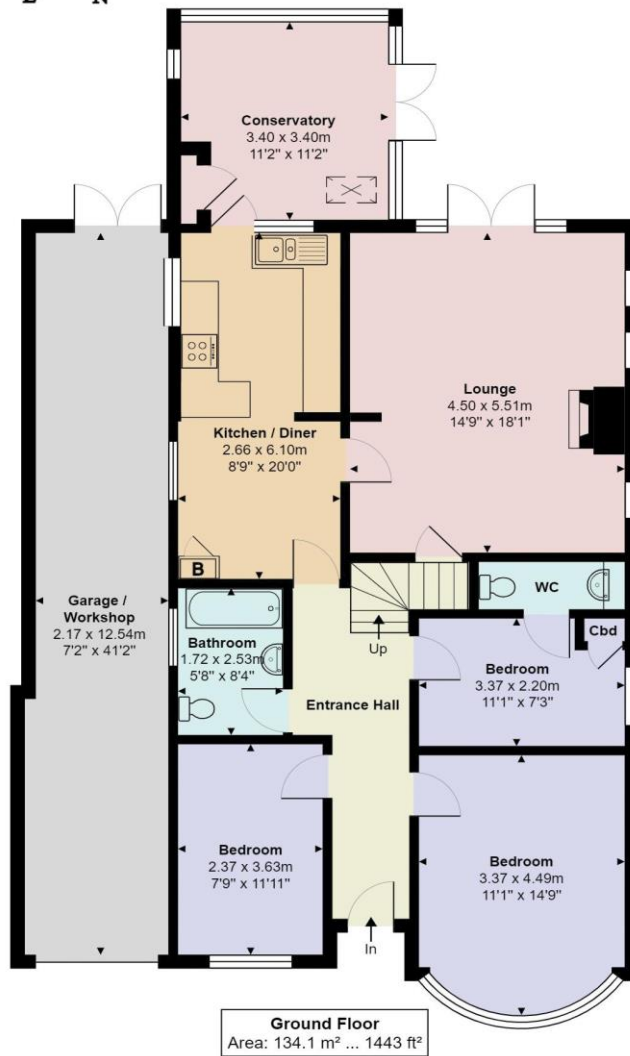


- SOUTH WEST FACING REAR GARDEN
- GARAGE
- PARKING FOR SEVERAL CARS
- WALKING DISTANCE TO STATION/SHOPS

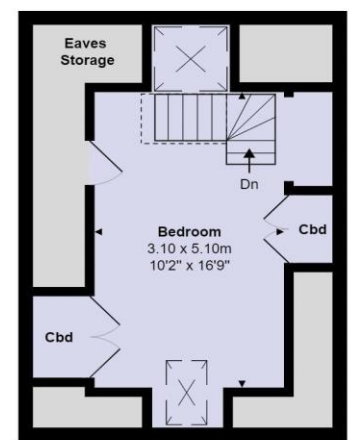
**Plough Hill**  
Cuffley EN6 4DW

**\*\*CHAIN FREE\*\*** A detached 3/4 bedroom chalet bungalow set within a short walk to Cuffley Village and station. The property benefits from a large garden and plenty of scope for extension and re development STPP. The accommodation consists of: Entrance hallway, 2 bedrooms, study/bedroom 3 with WC, family bathroom, kitchen breakfast room, living room and conservatory. Upstairs there is another bedroom. Large southwest facing rear garden with patio area, garage, and workshop. Off street parking for several cars. **\*\*CHAIN FREE\*\***

Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**Plough Hill, Cuffley, Potters Bar, EN6 4DW**

Total Area: 167.8 m<sup>2</sup> ... 1806 ft<sup>2</sup>

All measurements are approximate and for display purposes only