



Hanyards Lane, Cuffley



- 6 BEDROOMS
- 4 BATHROOMS
- 5 RECEPTION ROOMS
- APPROACHING 5000 SQUARE FT



- ACCOMMODATION OVER 3 FLOORS
- GYM
- SUPER ROOM
- PREMIER LOCATION

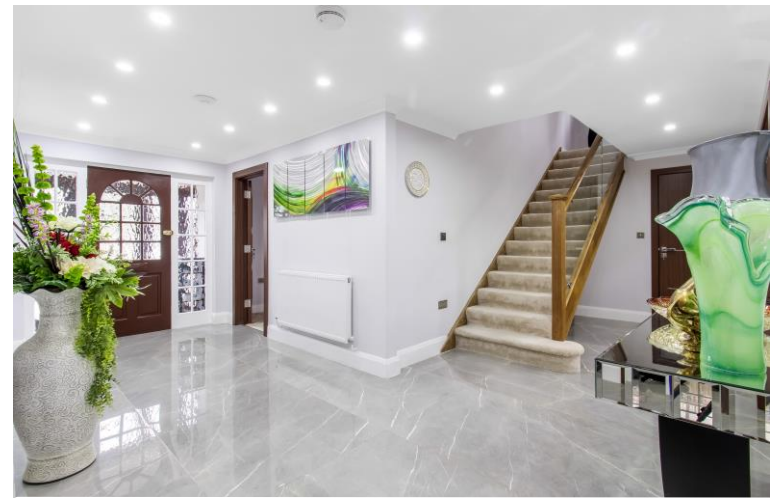


# Hanyards Lane

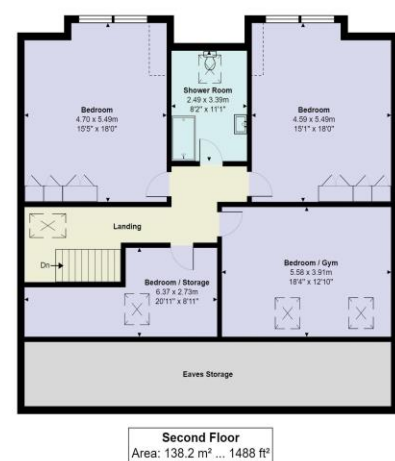
## Cuffley EN6 4AT

Situated on one of the area's most prestigious locations Hanyards Lane we are pleased to offer this exceptional spacious 6 bedroom 4 bathroom home which has been finished to an exemplary standard throughout. The property boasts just under 5000 square ft and the accommodation is arranged over 3 floors including 5 reception rooms. The accommodations consists of: large entrance hallway, super room which included kitchen/living/dining room, living room, dining room, utility/second kitchen, cloakroom and access into the double garage. On the first floor there is 4/5 bedrooms, the master has an impressive dressing room plus a large en-suite bathroom with shower, guest bedroom and bedroom 3 has a jack and jill en-suite shower room, bedroom 5 which is used as a study and a family bathroom. On the second floor there is 2 bedrooms and a shower room, a gym and a storage room/bedroom. All bathrooms have under floor heating. Exterior, large south facing garden, side access, large frontage with parking for several vehicles.

This superb home is located within close proximity of Cuffley's shops, restaurants and mainline train station serving London's King Cross and Moorgate and also within walking distance is Northaw Great Wood. Surrounded by Greenbelt countryside, ideal for walking and horse riding, whilst other recreational amenities include a selection of golf clubs and Cuffley Tennis club. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby.



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



Hanyards Lane, Cuffley, Potters Bar, EN6 4AT  
Area: 458.3 m<sup>2</sup> ... 4934 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only