



## High Ridge, Cuffley



- 3 DOUBLE BEDROOMS
- 29FT CONSERVATORY
- CORNER POSITION
- DETACHED DOUBLE GARAGE
- CARRIAGE DRIVEWAY
- CHAIN FREE



# High Ridge

Cuffley EN6 4JH

A three double bedroom detached home located in this sought after cul de sac off Tolmers Road. Positioned on an enviable corner, Features include a fabulous, 29ft conservatory, carriage driveway and a detached double garage with further off street parking. To the rear is a mature private garden with large patio area.

High Ridge is situated just off Tolmers Road, close to woodland walks, local shops with restaurants and amenities and the overground railway station with it's direct links to Finsbury Park, Highbury & Islington and London Moorgate. There is a good selection of state and independent schooling locally including Cuffley JMI, Stormont, Lochinver, Dame Alice Owen and Queenswood.



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APPROX GROSS INTERNAL FLOOR AREA: 1436 sq. ft / 134 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

For identification purposes only  
Measurements are approx and not to scale