



Kingsmead, Cuffley

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- STUNNING FAMILY HOME
- 5 RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- SOUTHERLY ASPECT REAR GARDEN
- HIGH SPECIFICATION
- CLOSE TO CUFFLEY VILLAGE
- SHORT WALK TO CUFFLEY STATION
- INTERGRATED CEILING SPEAKER SYSTEM

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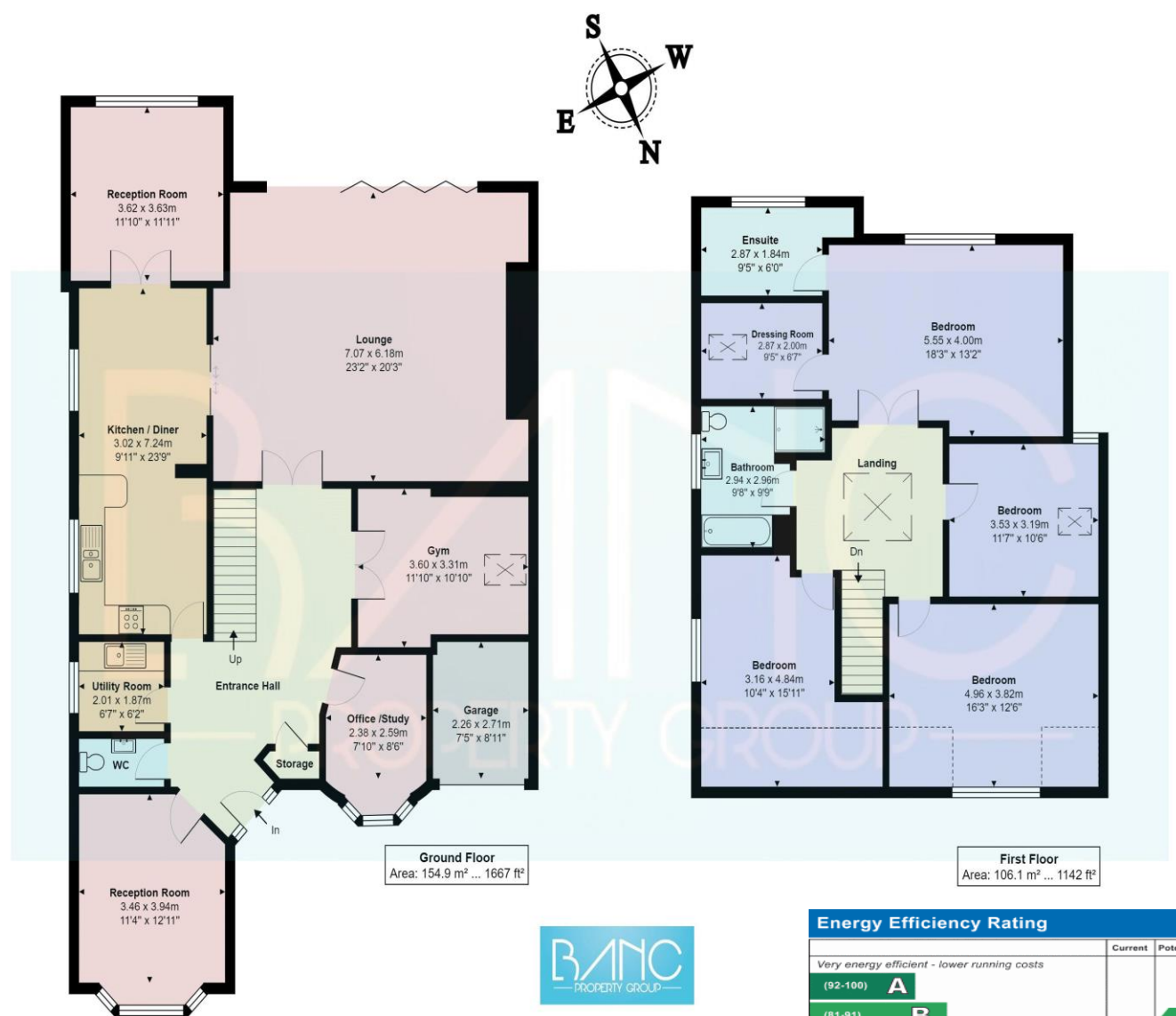
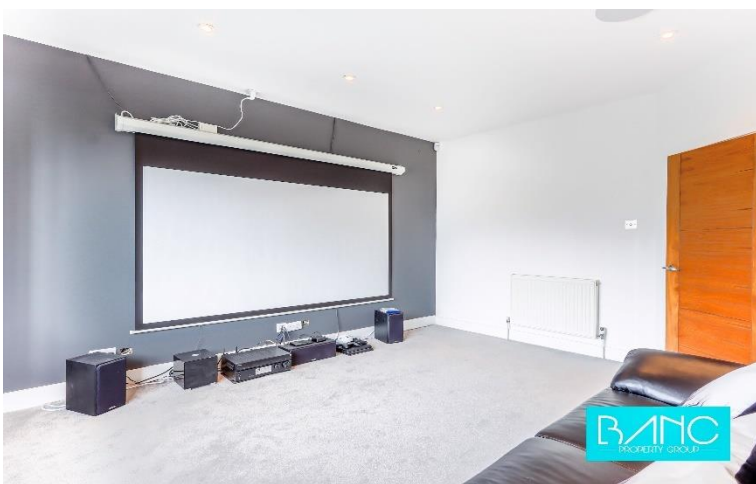
1 Station Road
Cuffley
Hertfordshire
EN6 4HU

Kingsmead

Cuffley EN6 4AN

A Stunning home recently renovated to the highest exacting standards, boasting fabulous entrance hallway leading to large living room with home entertainment system, bi folding doors leading to garden, Kitchen/breakfast room, study, gym and further 2 reception rooms and additional utility room with DSWC. The first floor consists of 4 double bedrooms with main bedroom benefitting from walk in wardrobe and en suite bathroom and additional family bathroom with underfloor heating. The driveway offers parking for several vehicles and leads to a garage space and benefits from Southerly aspect rear garden with large patio area to rear with bbq area and firepit and rest laid to lawn.

Cuffley Village offers a host of amenities including restaurants and shops and sporting clubs, there is a good choice of schooling in the area including Cuffley JMI, Dame Alice Owens, Lochinver House School for boys and Stormont School for girls. There is also good access nearby to the major road links of the M25 and A10, mainline train station is only a short walk away with direct links into London's Moorgate, Finsbury Park and Kings Cross.



Kingsmead, Cuffley, Potters Bar, EN6 4AN

Total Area: 261.4 m² ... 2814 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			