



Lambs Close, Cuffley



- GROUND FLOOR FLAT
- COMMUNAL GARDENS
- OFF STREET PARKING
- LARGE
- SUPERB VILLAGE LOCATION
- LONG LEASE

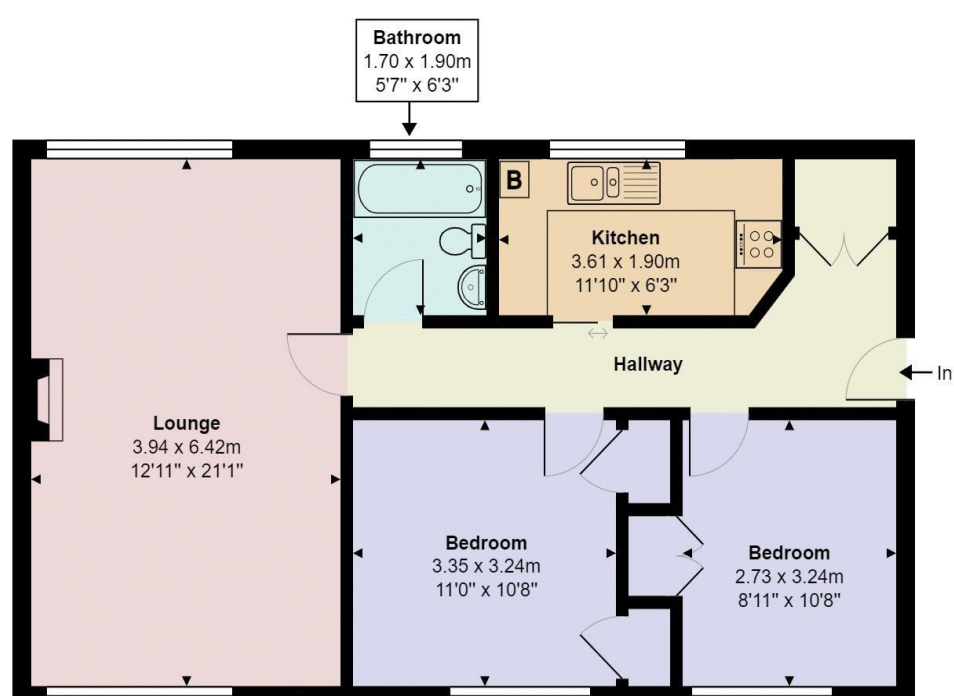




## Lambs Close Cuffley EN6 4HB

We are delighted to offer this well presented 2 double bedroom ground floor flat conveniently situated for local shops, amenities and Cuffley rail station. The accommodation comprises entrance hallway, kitchen, dining room/living room, master bedroom, second double bedroom and family bathroom. Communal grounds and permit parking.

Located within close proximity of Cuffley village with its array of local shops, restaurants and the mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are also within easy reach by car.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Lambs Close, Cuffley, Potters Bar, EN6 4HD**

Total Area: 70.7 m<sup>2</sup> ... 762 ft<sup>2</sup>

All measurements are approximate and for display purposes only