



Northaw Road East, Cuffley



- 3 BEDROOMS
- WALKING DISTANCE TO STATION/SHOPS
- HUGE POTENTIAL TO EXTEND STPP



- SPACIOUS
- BEAUTIFUL REAR GARDEN
- DECKING AREA WITH VIEWS
- PLENTY OF PARKING

Northaw Road East

Cuffley EN6 4LU

An extremely large 3 bedroom detached bungalow set on a generous plot with huge potential to extend STPP. The property features an entrance hallway, three double bedrooms, a family bathroom, utility room, kitchen, large lounge, and dining room. Step out onto the decked terrace to enjoy lovely views over fields, and explore the beautiful rear garden spanning over 100 feet.

Cuffley village offers lots of shopping facilities, doctor and dentist surgeries. 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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



BANC
PROPERTY GROUP
Northaw Road East

Approximate Gross Internal Area : 163.50 sq m / 1759.89 sq ft (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.