



Orchard Close, Cuffley



- CHAIN FREE
- BEAUTIFULLY PRESENTED
- 5 BEDROOMS
- 4 RECEPTION ROOMS
- 4 BATHROOMS
- CINEMA ROOM
- STEAM ROOM
- CUL-DE-SAC LOCATION

Orchard Close
Cuffley EN6 4QD

****STUNNING HOME**** JUST OVER 4000 SQUARE FOOT ****CONTEMPORARY LIVING**** ****CUL-DE-SAC LOCATION**** ****CHAIN FREE**** A stunning 5 bedroom 4 bathroom home which benefits from 4 reception rooms and boasts just over 4000 square foot of accommodation. you'll find an elegant entrance hall leading to three versatile reception rooms, each thoughtfully designed for both relaxation and entertaining. The state-of-the-art cinema room promises endless enjoyment, perfect for cozy movie nights with family and friends. The heart of the home is a modern, fully-equipped kitchen with high-end appliances and ample space for casual dining. Complementing the indoor living spaces are three luxurious bathrooms, all finished to the highest standard, ensuring a spa-like experience at home. Step outside to discover a beautifully landscaped garden, perfect for outdoor living and entertaining. The garden features a dedicated BBQ area, ideal for alfresco dining with family and friends, while a log burner provides warmth and ambiance for those cooler evenings, making it an inviting space year-round. For fitness enthusiasts, a private gym is conveniently located in the garden, offering a peaceful retreat for your workouts. Additionally, a steam room adds a touch of indulgence, providing the perfect place to unwind and relax. ****CHAIN FREE****

Orchard Close is a quiet cul de sac just a short distance away from the shops and amenities of Cuffley. The overground station with it's direct links to Finsbury Park, Highbury & Islington and London Moorgate is close by and there is an excellent choice of state and independent schooling locally including Cuffley JMI, Dame Alice Owen, Lochinver, Stormont and Queenswood.



Orchard Close, Cuffley, Potters Bar, EN6

Approximate Area = 3831 sq ft / 355.8 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Outbuilding = 241 sq ft / 22.3 sq m
 Total = 4094 sq ft / 380.3 sq m
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © Incheson 2020
 Produced for Station REF: 653342

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		