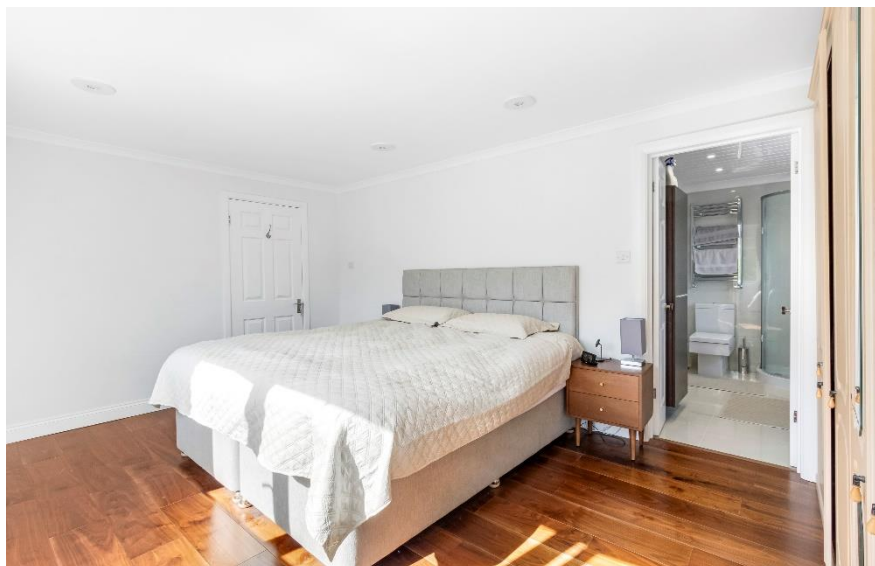




Bradgate, Cuffley



- CHAIN FREE
- OPEN PLAN LIVING
- CINEMA ROOM
- OUT HOUSE / GYM



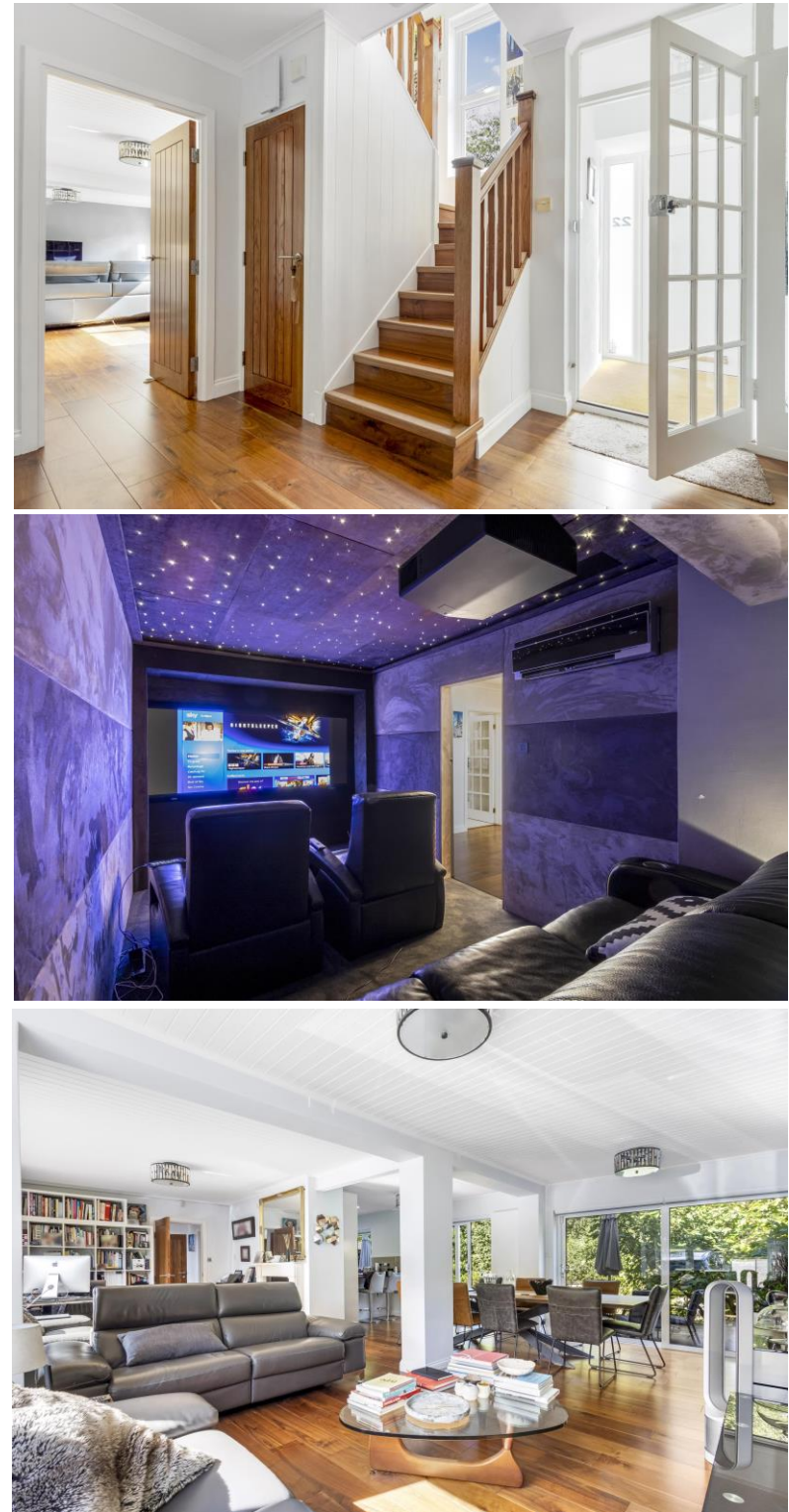
- PLENTY OF OFF STREET PARKING
- LOVELY REAR GARDEN
- FANTASTIC PLOT
- BACKING ON TO WOODS

Bradgate

Cuffley EN6 4RL

A beautifully presented 4 bedroom open plan home which has been modernised and maintained to an exemplary standard throughout. The wonderful home sits in a unique position backing directly onto woods with its own access. There are several high end features including a gym and professionally installed high end home cinema with a multiple speaker and subwoofer system and laser projection all programmed and controlled via an iPad Pro. The ground floor has automated Silent glass motorised blinds and Rako lighting system, there is a bespoke German kitchen made by Schüller which offers both a gas and induction hob, also it offers a large utility room which also doubles up as a chef's kitchen. The property has Walnut floors throughout, with a thick pile carpet in the cinema room which can also be used as bedroom 5. Both the garden and front drive also have an automated lighting system whereby the lighting comes on at dusk and can be programmed to go off at the time of choice. A large carriage driveway with parking for several cars.

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.



BANC
PROPERTY GROUP

Bradgate, Cuffley, Potters Bar, EN6 4RL

Total Area: 199.8 m² ... 2151 ft²

All measurements are approximate and for display purposes only

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