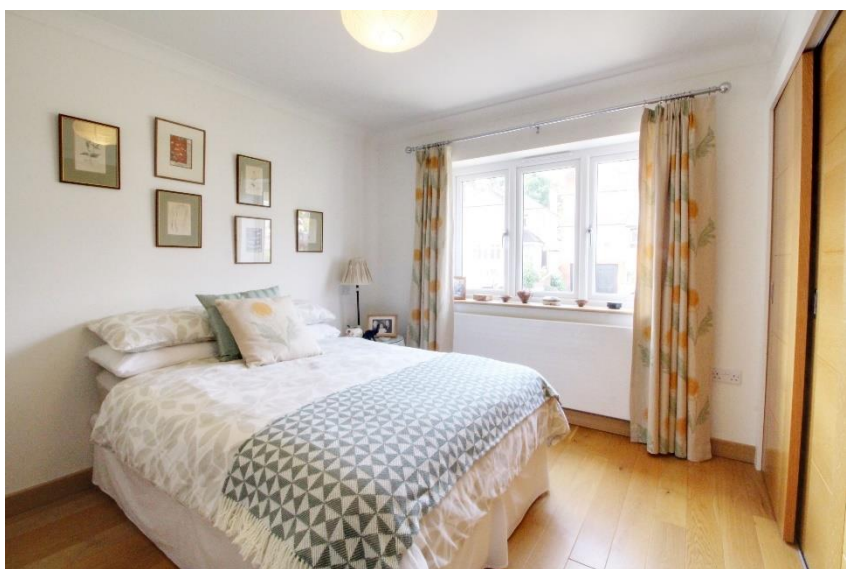




Hill Rise, Cuffley



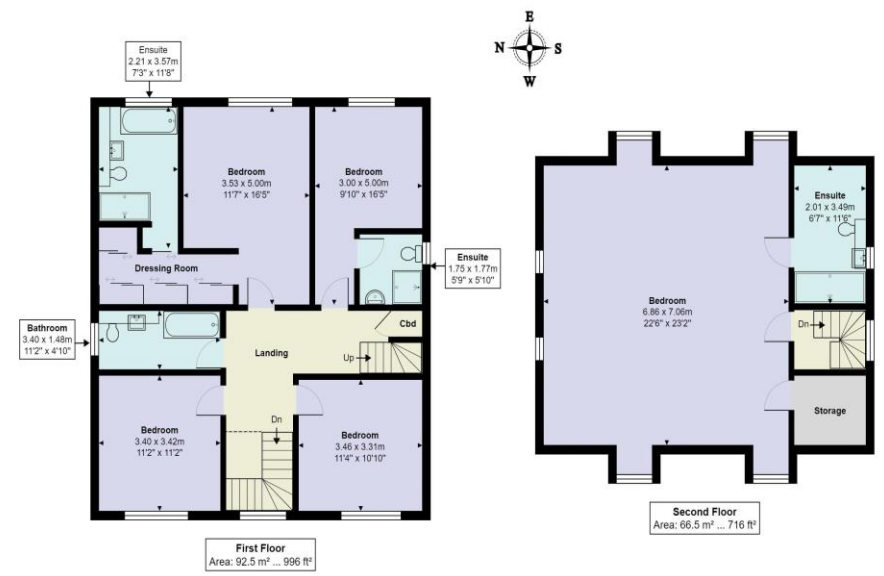
- BEAUTIFULLY PRESENTED
- SUPER ROOM
- STUNNING KITCHEN
- UNDERFLOOR HEATING
- 5 BEDROOMS
- 4 BATHROOMS
- HUGE TOP FLOOR BEDROOM
- LARGE PATIO AND MATURE GARDEN

# Hill Rise

Cuffley EN6 4EJ

A beautifully presented and immaculate 5 bedroom detached home which was built brand new approx 10 years ago. The accommodation is carefully arranged over 3 floors and includes a fabulous SUPER ROOM incorporating a kitchen/living/dining room, master bedroom with en-suite bathroom and dressing room, 2nd floor bedroom which could easily be used as a game's room/cinema room. The whole accommodation consists of large entrance hallway, downstairs cloakroom, living room, super room with large sliding doors leading to the garden, on the first floor you have 4 bedrooms with the master and guest bedrooms having en-suites, there is also a family bathroom. On the top floor there is a huge bedroom with an en-suite shower room. Underfloor heating to the ground floor and to the master bedroom en-suite and dressing room. There is a large patio area, and a good size lawn area, outhouse/home office with full insulation and electrics. Side access and parking for several cars.

Cuffley village offers lots of shopping facilities, doctors and dentist surgeries and 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. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.



32, Hill Rise, Cuffley, Potters Bar, EN6 4EJ  
Total Area: 276.3 m<sup>2</sup> ... 2974 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		