



Hill Rise, Cuffley



- FABULOUS PROPERTY
- JUST OVER 4200 SQUARE FOOT
- 3 RECEPTION ROOMS
- LARGE KITCHEN FAMILY ROOM



- 6 BEDROOMS
- 5 BATHROOMS
- WALKING DISTANCE TO SHOPS AND STATION
- GARAGE



Hill Rise  
Cuffley EN6 4EH

This exquisitely maintained detached family house offers an elegant and sophisticated living experience with high-quality, contemporary fittings and decor throughout. Upon entering, the reception hall, featuring tiled flooring and a wooden staircase, makes a grand first impression. The galleried first and second-floor landings, illuminated by a large skylight, add a touch of sophistication. The ground floor boasts three versatile reception rooms, including a practical home study and a spacious sitting room with a charming brick-built fireplace with a log burner. Towards the rear, a family room with French doors opens onto the patio. The 30-foot open-plan kitchen and dining area is perfect for entertaining, featuring a conservatory-style dining area, fitted wooden units, a central island with a breakfast bar, and a stainless-steel range cooker.

On the first floor, there are four generously sized double bedrooms, three of which have en-suite bathrooms, with two also boasting dressing rooms with built-in storage. The family bathroom is also located on the first floor. The second floor houses 2 more bedrooms with one being a generous double bedroom with a Jack and Jill en-suite shower room which links to bedroom 6, there is also eaves storage space. The front of the property includes security gates opening onto a block-paved driveway, bordered by established hedgerows and various shrubs, offering ample parking space and access to the integrated double garage. The west-facing rear garden basks in sunlight throughout the day and includes a spacious patio area for outdoor dining, with steps leading to a lawn area, bordered and enclosed by timber fencing and mature trees and hedgerows.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		