

FREEHOLD



House - Detached

30 CARBONE HILL, CUFFLEY, EN6 4PN

£2,950,000

FEATURES

- 5 bedrooms, 4 en-suite
- Chain free
- Located off The Ridgeway, Cuffley
- 4 reception rooms
- Luxurious indoor pool complex
- Set on half-acre grounds
- Easy access to London
- Self-contained annex



**Robert Adam
Estate Agents**

5 Bedroom House - Detached located in Cuffley

Robert Adam Estate Agents are delighted to present this exceptional double-fronted detached family residence, set behind electric gates on beautifully landscaped grounds of around half an acre.

Offering approximately 6,000 sq ft of versatile living space, this impressive home combines generous proportions with potential for modernisation. The main house includes five bedrooms, four with en-suite bathrooms. The principal suite enjoys fitted wardrobes, an en-suite bathroom, and air conditioning. One bedroom has been thoughtfully converted into a spacious walk-in dressing room.

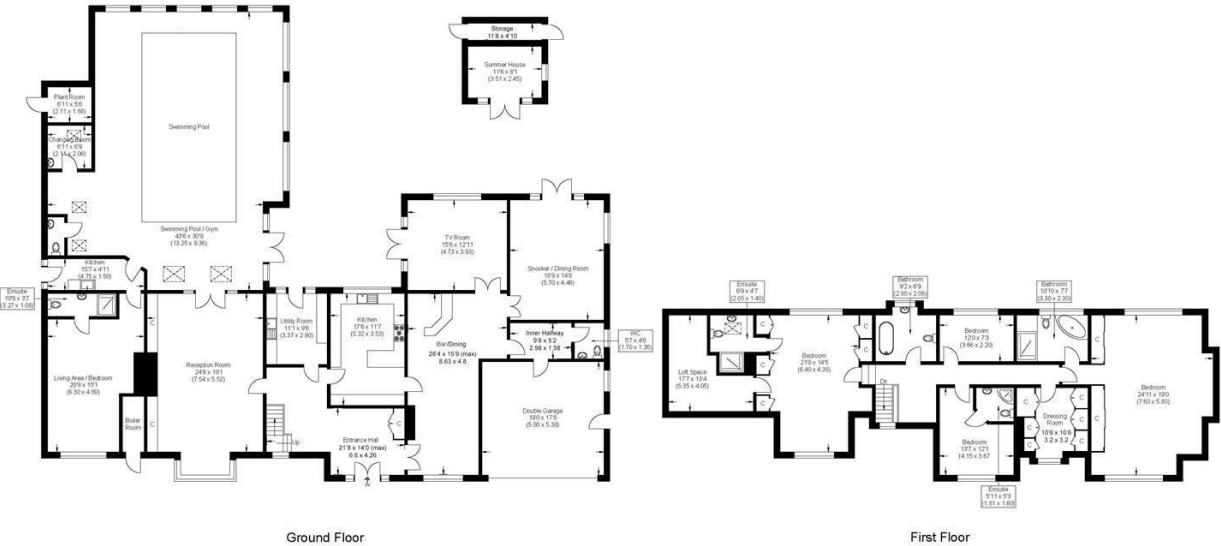
A standout feature is the luxurious indoor heated swimming pool complex, complete with gym and changing facilities — ideal for both entertaining and private relaxation.

The ground floor offers impressive and flexible living spaces, including a grand drawing room, TV lounge, dining/snooker room, an additional dining area with bar, kitchen/breakfast room, utility room, and a self-contained annex with its own private entrance, open-plan living/bedroom area, en-suite shower room, and kitchenette — perfect for guests or extended family.

Located in the prestigious area off Cuffley Ridgeway, this home offers an enviable lifestyle with excellent access to London by road and rail. Nearby are highly regarded schools including

Approximate Gross Internal Area
506.51 sq m/5446.54 sq ft
(Excludes Garage/Summer House/Loft Space)
Summer House Area 8.60 sq m / 92.56 sq ft
Loft Space Area 12.53 sq m / 134.87 sq ft
Garage Area 31.20 sq m / 335.84 sq ft

Total 558.84 sq m / 6004'5 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Call us on

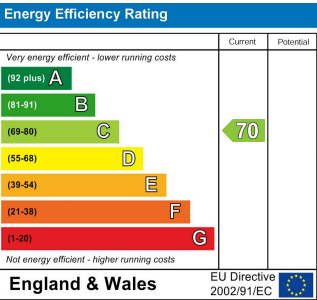
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Robert Adam
Estate Agents