



**Coulter Close  
Cuffley**



**£1,350,000  
Freehold**



Occupying a 1/4 Acre plot is the greatly improved and extended Four Bedroom Detached house backing on to woodland. This stunning property offers amazing family sized accommodation with three reception rooms, conservatory, good sized bedrooms, open planned Kitchen/Diner & enjoys a secluded rear garden with large patio and Swimming pool. Situated in the quiet and sought after turning just off Bradgate. Viewing highly recommended! Offered Chain Free

- **Three Reception Rooms**
  - **Four Bedroom**
- **En-Suite to main Bedroom**
  - **Swimming Pool**
  - **Substantial Garden**
  - **Backs on to Woods**
  - **Ample Driveway**
    - **Garage**
- **Open Planned Kitchen/Dining Room**
  - **Quiet Location**

**Entrance**

**Porch**

**Hallway**

**Living room**

16'3 x 16'1

**Kitchen/Dining Room**

26'10 x 21'

**Family Room**

16'10 x 19'7

**Utility Room**

8'5 x 6'11

**Storage Room**

**Conservatory**

13'7 x 8'4

**Landing**

**Bedroom 1**

16'1 x 15'9

**Ensuite**

**Bedroom 2**

13'4 x 13'

**Bedroom 3**

13' x 12'7

**Bedroom 4**

9'10 x 8'11

**Family Bathroom**


**Garden**


**Swimming Pool**

**Driveway**

**Integral Garage**

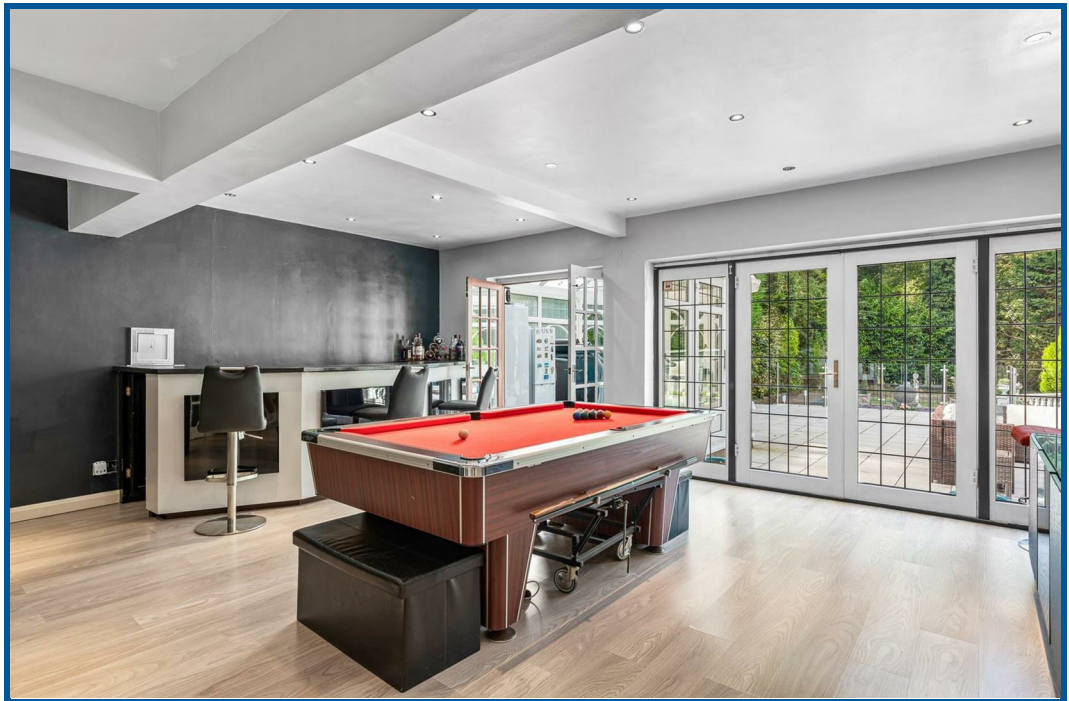
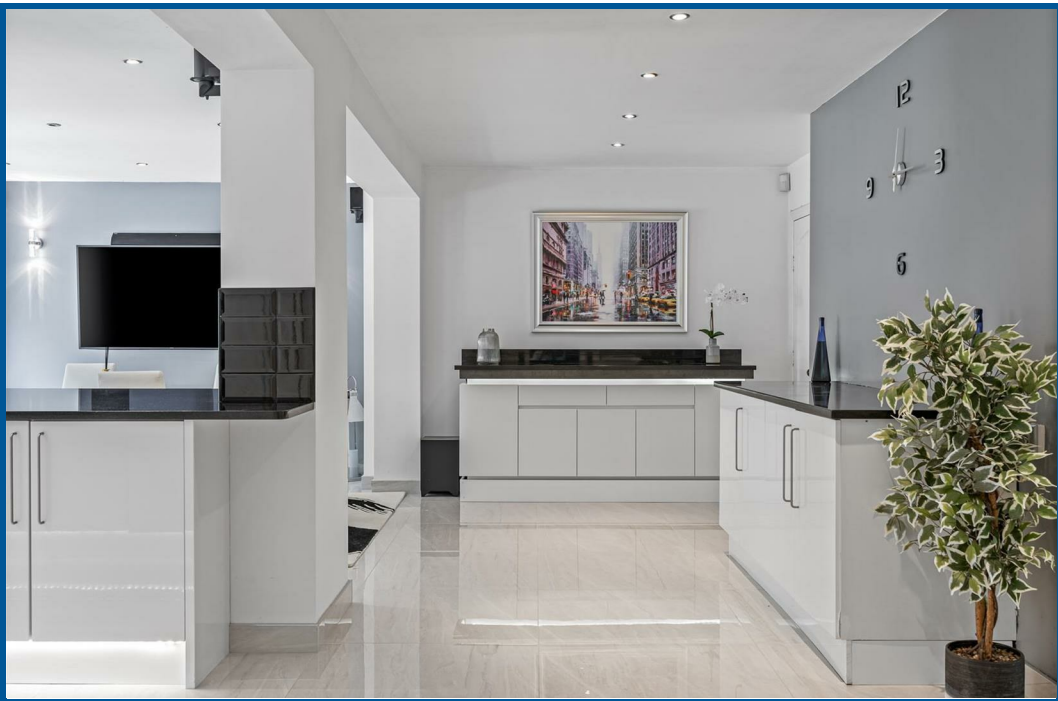
18'1 x 8'5

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

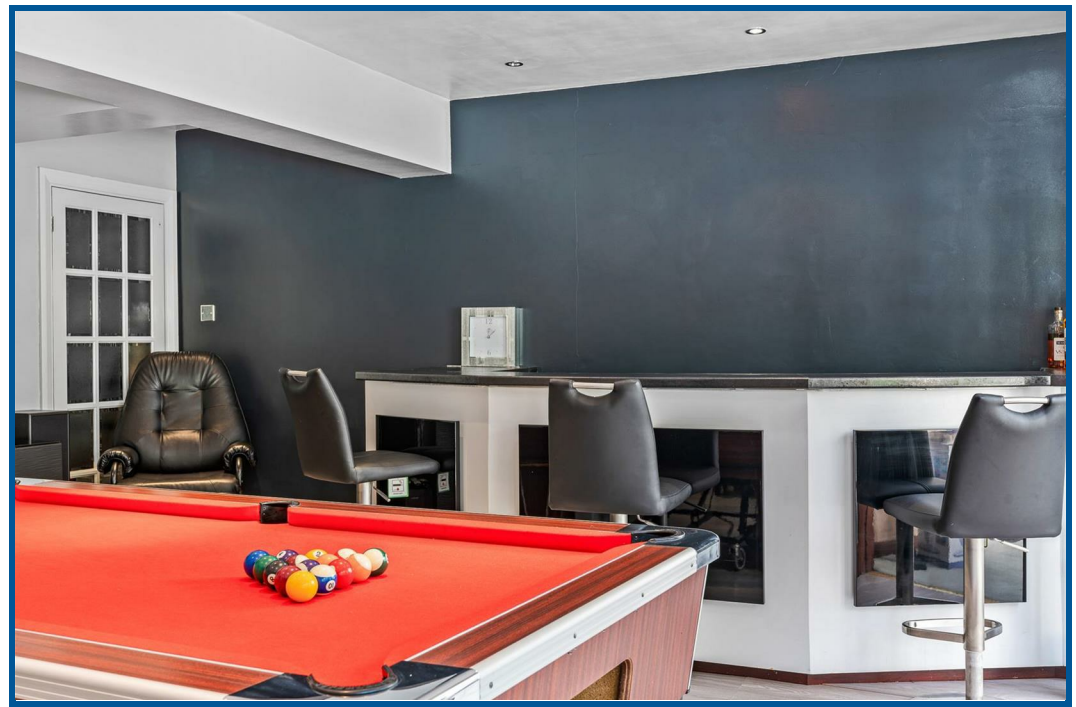
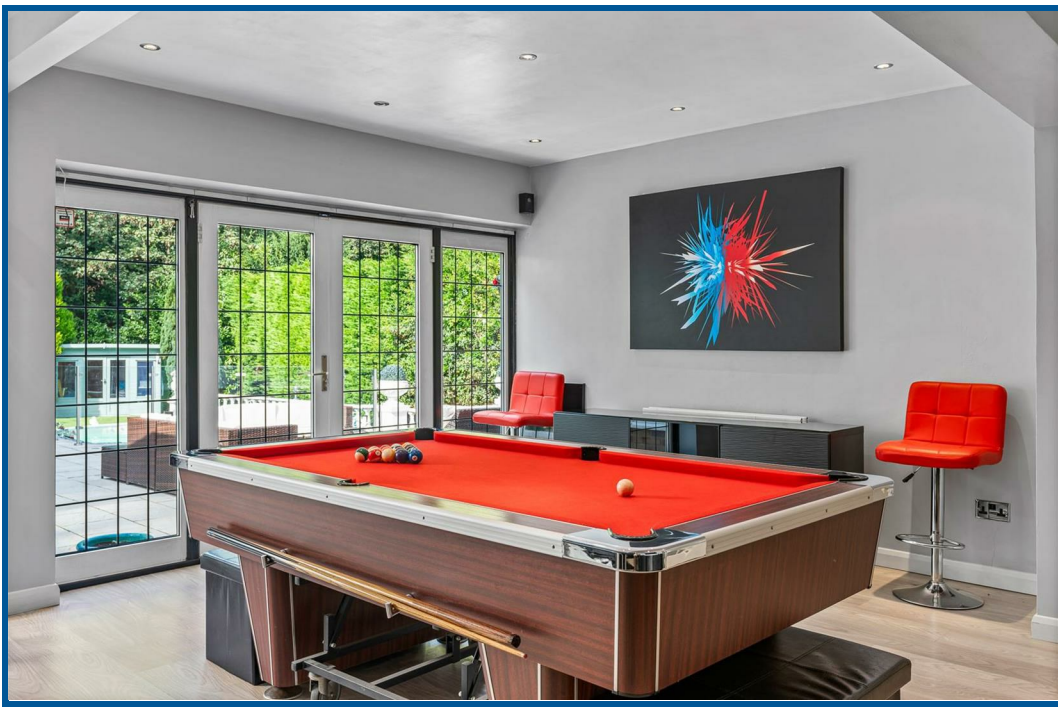
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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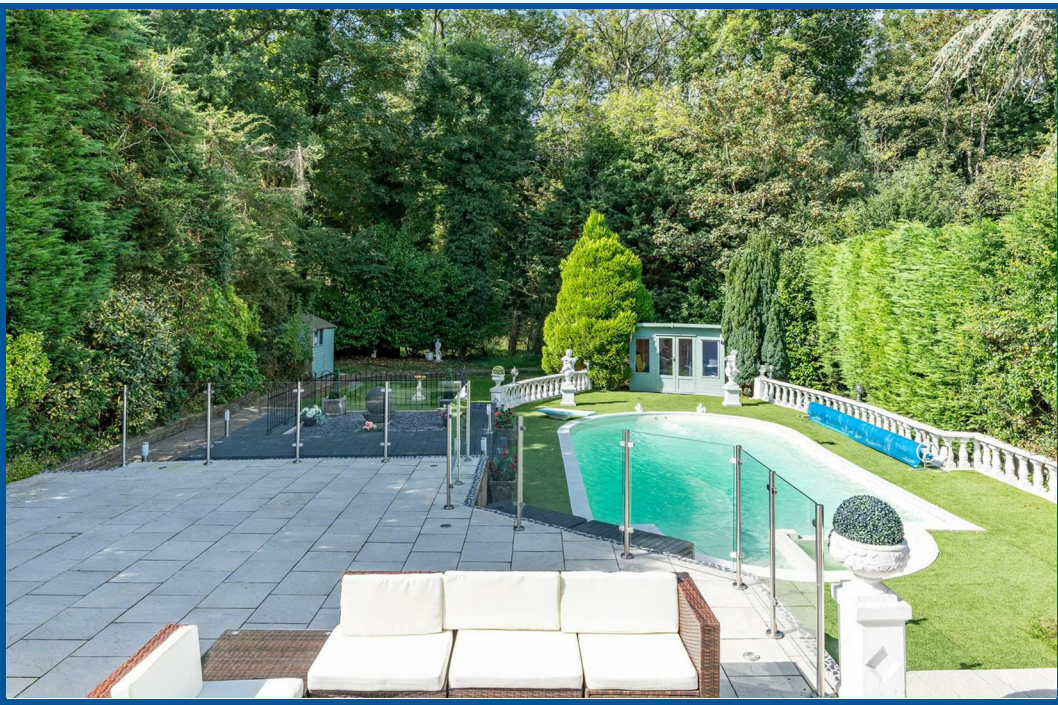




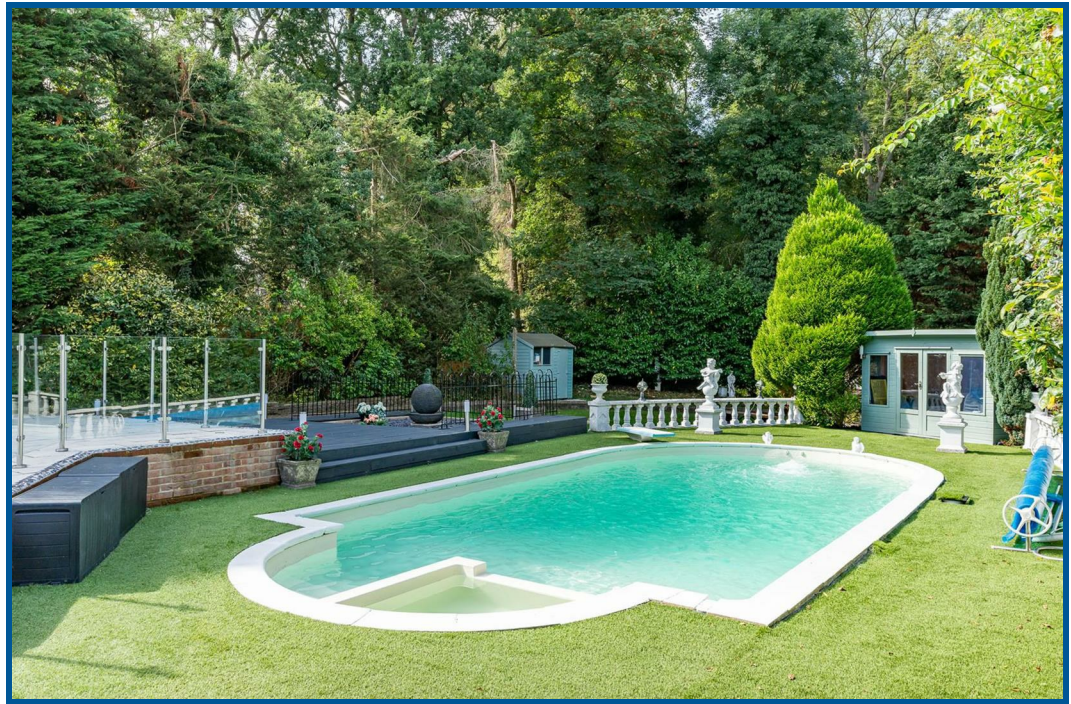
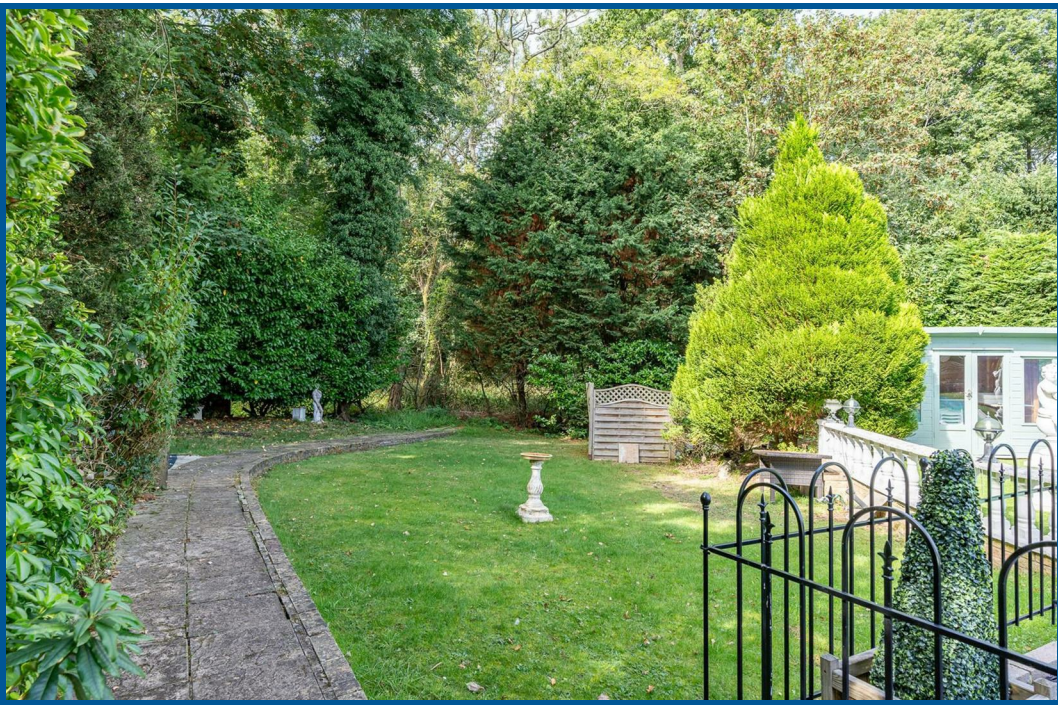














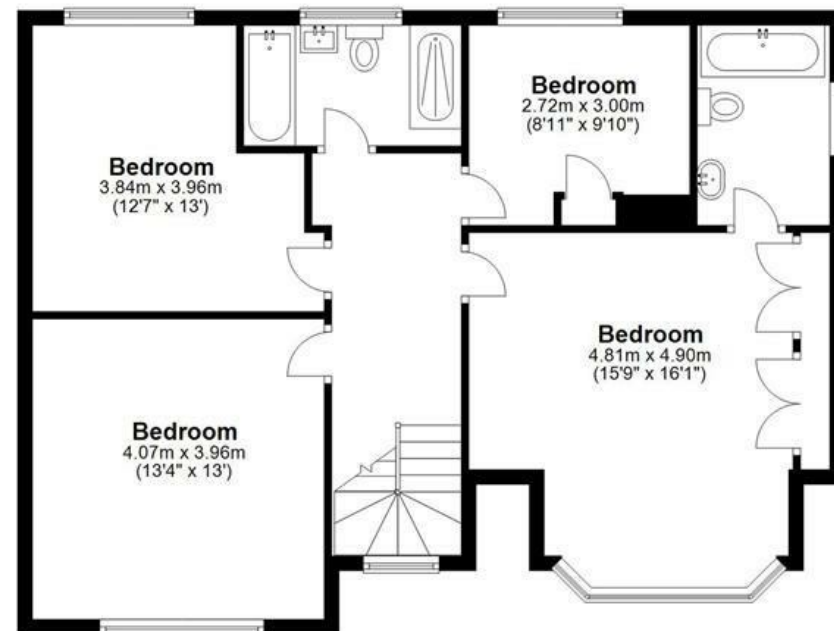
## Ground Floor

Approx. 153.6 sq. metres (1653.1 sq. feet)



## First Floor

Approx. 79.8 sq. metres (859.4 sq. feet)



Total area: approx. 233.4 sq. metres (2512.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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