



JR Sales & Letting

**Hill Rise
Cuffley**



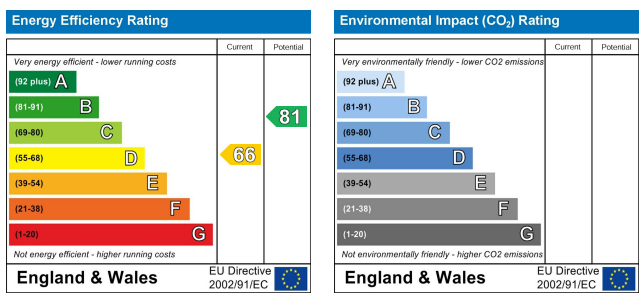
**£945,000
Freehold**

This substantial extended family home offers four double bedrooms and enjoys magnificent views of woodland and countryside. With four reception rooms, including a living room, dining room, study, and playroom, this spacious property provides versatile living space for families. Additional features include an integral garage, a good-sized block-paved driveway, a ground-floor WC, an en-suite to the master bedroom, and a larger-than-average family bathroom.

This unique home presents an excellent opportunity for modernisation, allowing the new owner to update and tailor the space to their own taste. Ideally situated within a mile of Cuffley village shops and British Rail station, offering direct trains to Moorgate, as well as easy access to picturesque country and woodland walks.

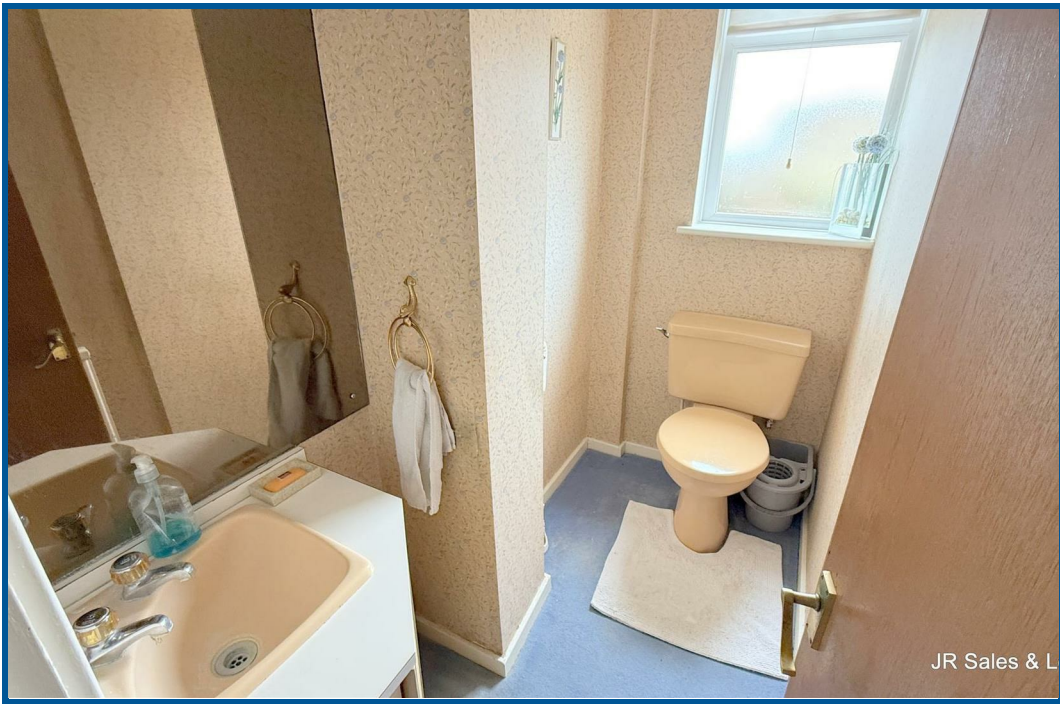
A fantastic opportunity in a prime location—viewing highly recommended!

- **Substantial Extended Family Home – Offering spacious accommodation with excellent potential for modernisation.**
- **Four Double Bedrooms – Generously sized rooms, ideal for growing families.**
- **Magnificent Woodland & Countryside Views – A stunning backdrop providing a sense of peace and privacy.**
- **Four Reception Rooms – Includes a living room, dining room, study, and playroom, offering versatile living space.**
- **Integral Garage & Block-Paved Driveway – Ample parking and storage options.**
- **Three Bathrooms – Features a ground-floor WC, en-suite to the master bedroom, and a larger-than-average family bathroom.**
- **Excellent Opportunity for Modernisation – The perfect blank canvas to create a dream home.**
- **Prime Location – Within a mile of Cuffley village shops and British Rail station with direct trains to Moorgate.**
- **Close to Nature – Enjoy beautiful country and woodland walks right on your doorstep.**
- **Viewing Highly Recommended! – A rare opportunity to secure a fantastic home in a sought-after area.**















Hill Rise, Cuffley, Potters Bar, EN6 4RG

Total Area: 201.0 m² ... 2163 ft² (excluding balcony, garden)

All measurements are approximate and for display purposes only