



**Orchard Close  
Cuffley**



**£1,275,000  
Freehold**



Immaculate 5-Bedroom Detached Home | Private Road | Stunning Countryside Views | Double Garage Office/Gym | Landscaped Garden | High-Spec Kitchen | Near Station & Country Walks

This beautifully presented five-bedroom detached house, located on a private road, offers spacious, stylish, and versatile accommodation perfect for family living. Situated within a mile of village shops and Cuffley mainline station (with direct services to Moorgate), the property also enjoys close proximity to local woods and scenic countryside walks.

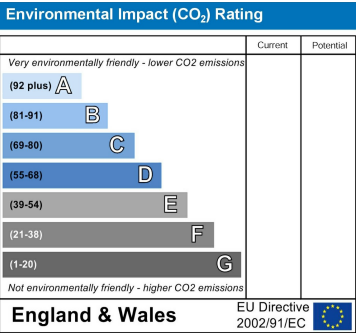
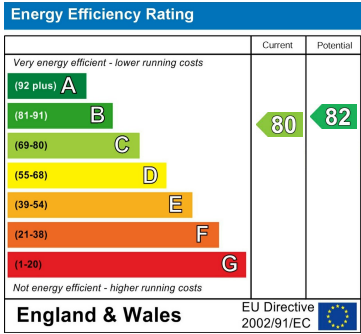
The ground floor features a high-quality refitted kitchen with quartz stone centre island, a utility room, and underfloor heating throughout. Additional living space includes a generous family room, separate dining room, and a ground floor WC.

Upstairs, there are five well-proportioned bedrooms and three bathrooms, including two en-suites.

Externally, the home benefits from a large private driveway, a landscaped rear garden, and a double garage, currently used as a home office and gym—ideal for flexible modern lifestyles.

This is a rare opportunity to acquire a high-spec, move-in ready family home in a peaceful and prestigious setting. Early viewing is highly recommended.

- **Five-bedroom detached family home located on a private road**
  - **Beautifully presented with spacious and flexible living accommodation**
- **High-spec refitted kitchen with quartz stone centre island**
- **Separate utility room and underfloor heating throughout the ground floor**
- **Generous family room, separate dining room, and ground floor WC**
  - **Three modern bathrooms, including two en-suites**
- **Double garage currently used as a home office and gym**
  - **Large private driveway with ample parking**
- **Landscaped rear garden perfect for entertaining and relaxation**
  - **Close to Cuffley village shops, mainline station, and woodland/countryside walks**



Front

Block paved driveway with parking for multiple vehicles. Sandstone steps leading up to the front door. Gravel path to the side via a wooden gate.

Covered Entrance Porch

Inset lights. Composite double glazed entrance door to the:-

Hallway

Moulded coving to ceiling. Stairs to first floor with storage cupboard under. Built in cupboard housing the boiler and Mega Flow. Underfloor heating. Inset spotlights. Doors to:-

Downstairs W.C.

Porcelain tiled floor with under floor heating. Wall hung W.C. with concealed cistern and push button flush. Wall mounted vanity wash hand basin with feature bowl and waterfall mixer tap and cupboard under. Moulded coving to ceiling. Extractor fan. Inset spotlights.

Dining Room

16'2 x 9'10  
Double glazed box bay window to the front. Fitted plantation shutters. Real oak wooden flooring. Under floor heating. Moulded coving to ceiling. Inset spotlights. Ceiling rose.

Living Room

22'6 x 22'2  
Double glazed sash style windows to the side, front and rear. Double glazed bi-folding doors to the garden. Moulded coving to ceiling. Inset spotlights. Real oak wooden floor. Under floor heating. Feature real flame effect gas fire with slate hearth and limestone surround.

Open Plan Kitchen/Living Room

21'6 x 15'3  
Double glazed bi-folding doors to the rear. Double glazed Velux skylights. Porcelain tiled floor with under floor heating. Double glazed sash window to the side with fitted plantation shutters. Extensive range of luxury wall and base fitted units in Shaker style off white colour. Two Neff hide and slide ovens. Recess and plumbing for American fridge freezer. Marble worktops over and built in breakfast bar into the centre island. Worktops incorporate drainer grooves and a double bowl Butler ceramic sink with mixer tap and extendable hose. Integrated dishwasher. Five ring Neff hob with extractor fan over and glass splash back. Pull out larder cupboard. Tiled splash backs. Inset spotlights. Moulded coving to ceiling. Matching media wall with cupboards and feature shelving in the same kitchen range. Door to:-

Utility Room

9'1 x 8'5  
Double glazed door to the side. Double glazed sash window. Extractor fan. Inset spotlights. Moulded coving to ceiling. Porcelain tiled floor with under floor heating. Range of wall and base fitted units with granite worktops over incorporating an underslung stainless steel sink with mixer tap and drainer grooves. Integrated washing machine and tumble dryer.

First Floor

Split level staircase featuring a double glazed Velux skylight. Timber balustrade. Moulded coving to ceiling. Inset spotlights. Access to loft space. Doors to:-

Bedroom 1

15'6 x 15'11  
Double glazed sash style windows to the front with views to Goffs Oak and rolling countryside. Fitted plantation shutters. Inset spotlights. Coving to ceiling. Double radiator. Feature cast iron style fireplace with slate hearth. Ceiling rose. Door to:-

En-Suite Shower Room

Vaulted ceiling. Inset spotlights. Opaque double glazed sash window to the side. Chrome feature radiator. Extractor fan. Walk in double shower cubicle with mixer valve and rain head. Feature wash hand basin bowl in a style of chest of drawers. Wall hung W.C. with concealed cistern and push button flush. Extensively tiled walls and flooring with contrasting mosaic tile feature.

Bedroom 2

14'3 x 16'6 into the bay  
Double glazed box bay windows to the front. Fitted plantation shutters. Radiator. Feature cast iron style fireplace with slate hearth. Moulded coving to ceiling. Inset spotlights. Fitted wardrobes. Door to:-

En-Suite Shower Room

Opaque double glazed sash window to the side. Wall hung W.C. with concealed cistern and push button flush. Wall hung vanity unit with mixer tap and cupboard under. Walk in shower cubicle with mixer valve and rain head. Inset spotlights to ceiling. Chrome towel radiator. Extensively tiled walls and flooring with mosiac tile feature.

Bedroom 3

16'7 x 12' into the door recess  
Double glazed sash window to the rear. Radiator. Moulded coving to ceiling. Inset spotlights. Fitted wardrobe.

Bedroom 4

13'8 x 10'3  
Double glazed sash window to the rear. Radiator. Moulded coving to ceiling. Inset spotlights. Light ceiling rose.

Bedroom 5

16'8 x 9'5  
Double glazed sash window to the rear. Radiator. Inset spotlights to ceiling. Moulded coving. Currently used as a walk in wardrobe/dressing room with an extensive range of wardrobes.

Family Bathroom

Opaque double glazed sash window to the side. Panel bath with mixer valve tap. Wall hung low flush W.C with push button flush and concealed cistern. Bidet hand attachment. Wall hung wash hand basin vanity unit with mixer tap and cupboards under. Quadrant shower with mixer valve and rain head. Extractor fan. Inset spotlights. Graphite coloured towel radiator. Fitted slimline storage cupboard. Extensively tiled walls and flooring.

Integral Garage

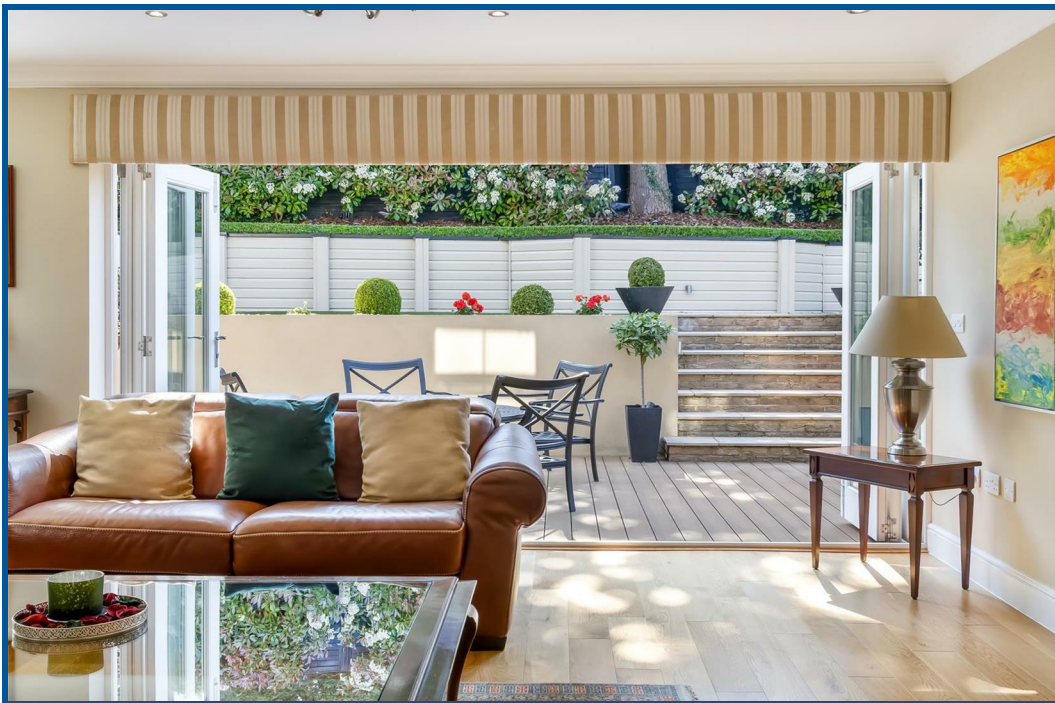
15'8 x 16'7  
Courtesy opaque double glazed door out to the garden. Laminate wooden floor. Power and lighting. Currently used as a gym/office and storage area, but could easily be converted back to a garage by removing a partition wall.

Garden

Side access via a wooden gate. Sandstone pathway with patio area with steps. Outside water tap. Outside lighting. Composite decking area with inset lights and power point. Sandstone steps up to a sun patio. Landscaped with attractive shrub and flower borders with boxed hedges. Rendered walls. Side access to one side with gravel area. Access to a metal cladded shed.

Planning Approved

Planning was previously approved for a front single storey extension in October 2019. Please see reference number 6/2019/2264/HOUSE on the Welwyn and Hatfield Planning portal.







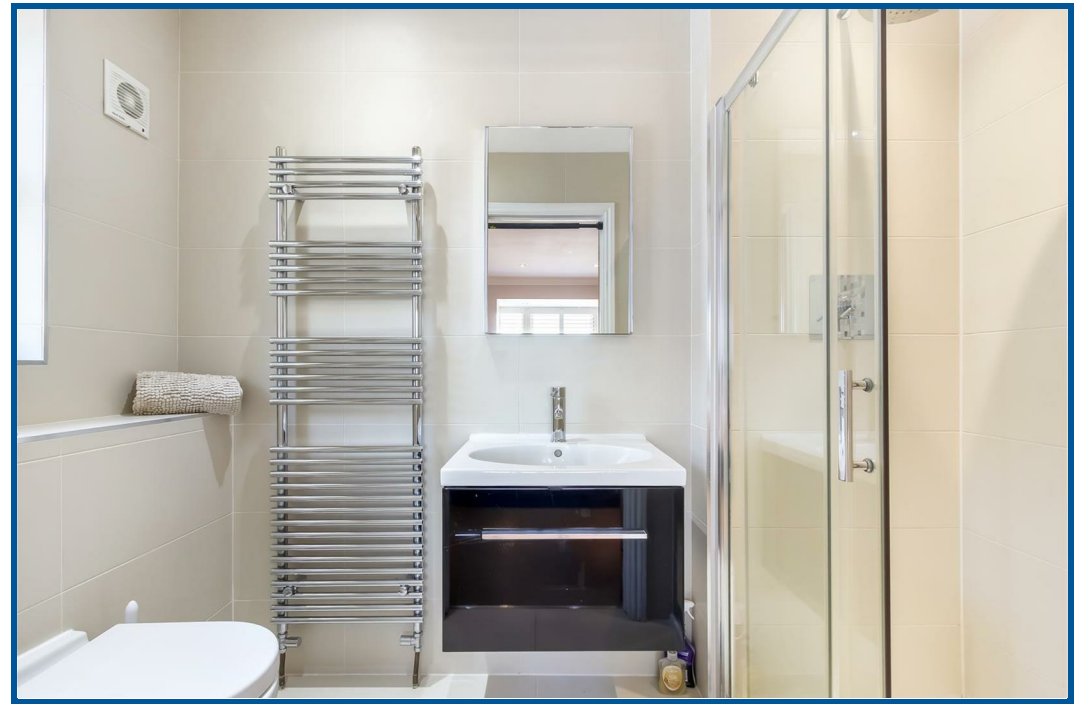




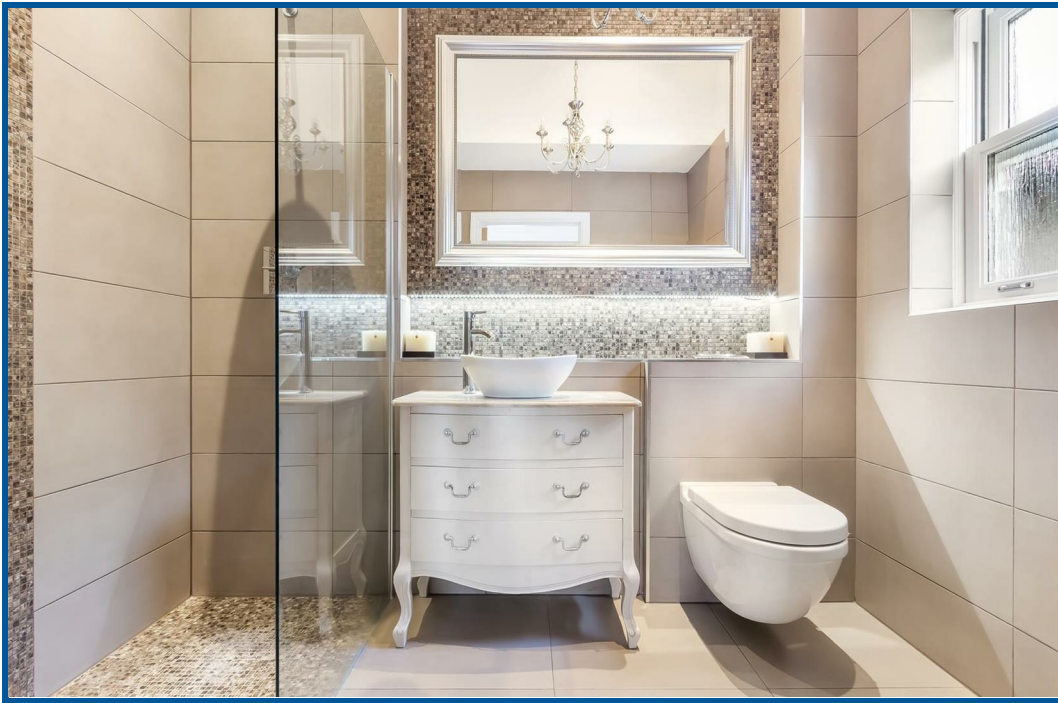




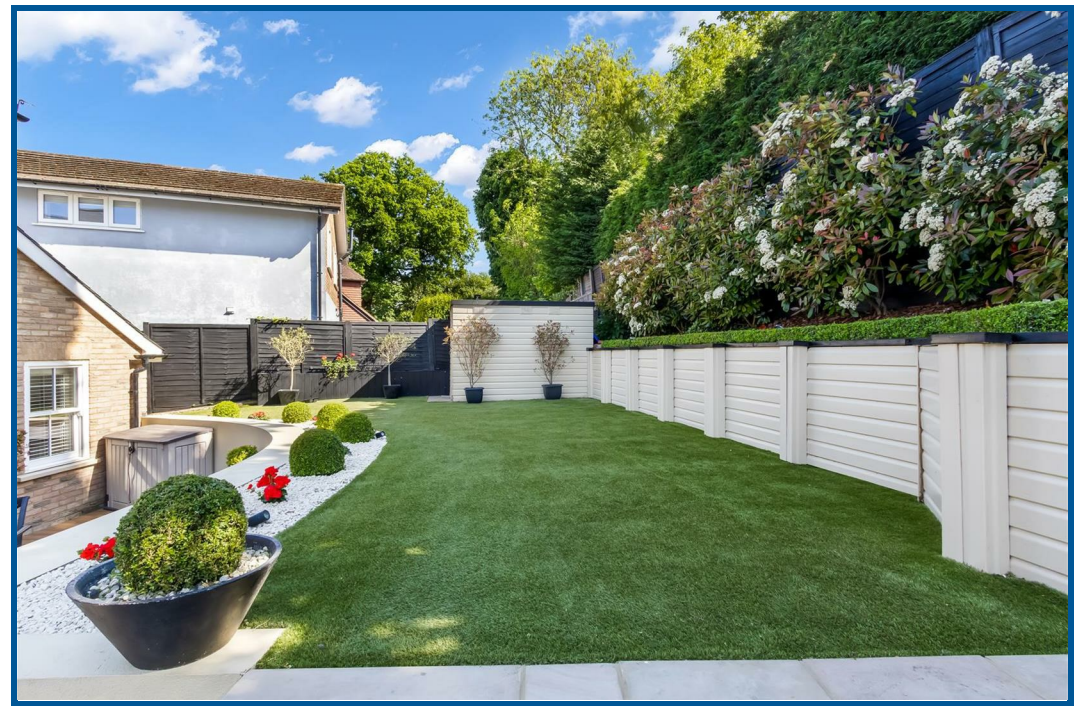
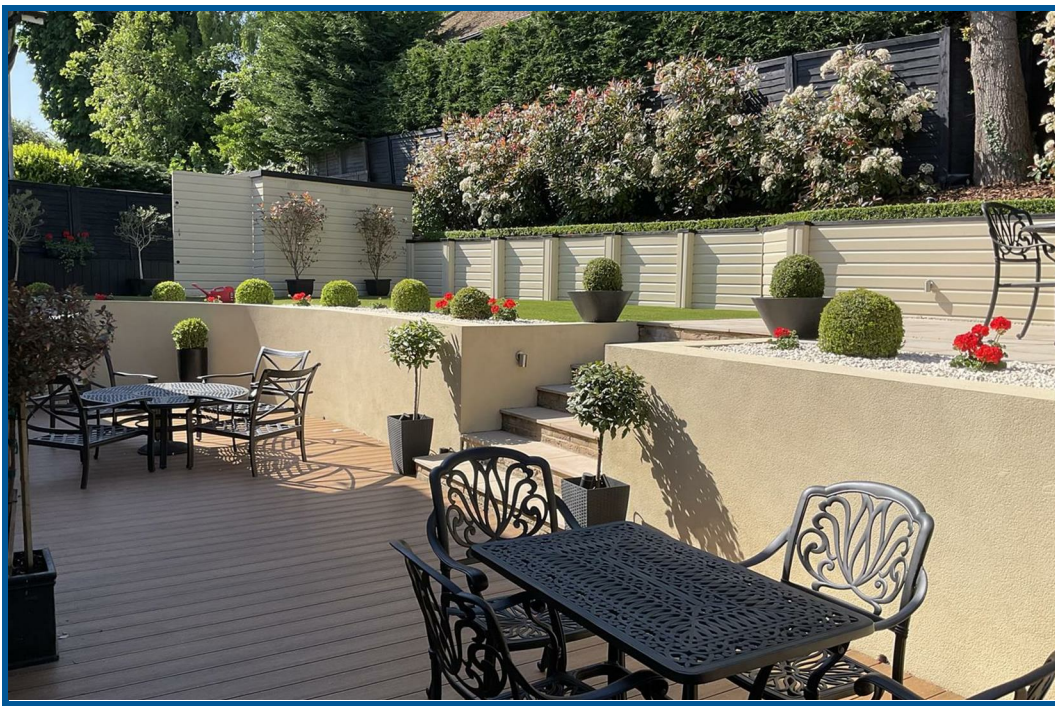




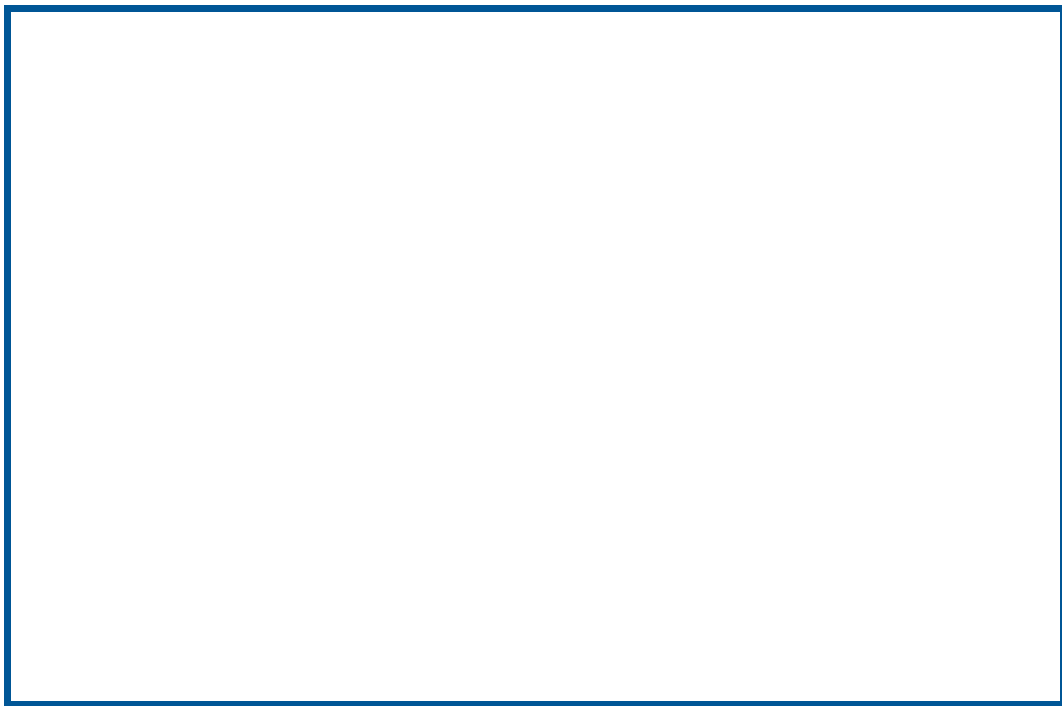
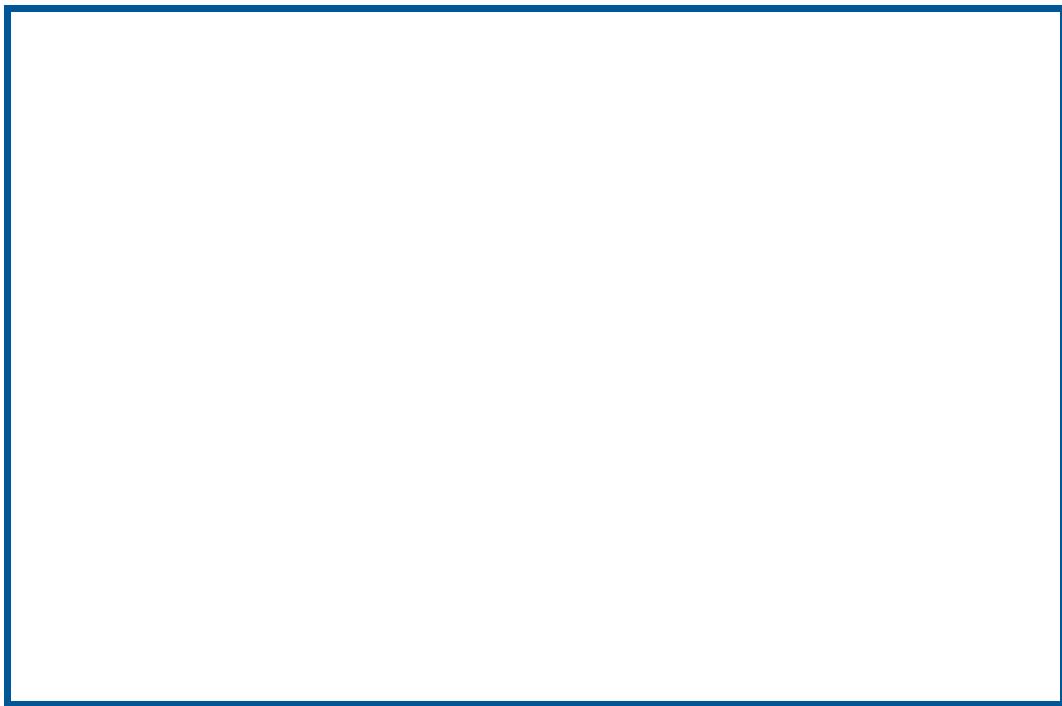
















**Ground Floor**  
Area: 136.1 m<sup>2</sup> ... 1465 ft<sup>2</sup>



**First Floor**  
Area: 118.6 m<sup>2</sup> ... 1276 ft<sup>2</sup>



**Orchard Close, Cuffley, Potters Bar, EN6 4QD**

Total Area: 254.7 m<sup>2</sup> ... 2741 ft<sup>2</sup>

All measurements are approximate and for display purposes only