





Kingsmead

A luxurious, flexible and modern 4-bedroom detached house, boasting 5 receptions, a kitchen/diner, dressing room and en suite to master bedroom, located at the end of a quiet cul de sac in Cuffley.

Upon entering, there is a large hallway with tall ceilings. Leading off the hallway is a study, a lounge and a sitting room, downstairs W.C and utility room. To the rear of the house is a kitchen/diner leading to the playroom in addition to a large reception room that offers a fully integrated media wall with integrated speakers and surround sound. Upstairs there is a large landing with skylight, along with 4 good sized double bedrooms and a family bathroom that has underfloor heating and integral TV in the wall. Of note is the master bedroom which has a dressing room and en suite. There is an integrated speaker system throughout the whole house and a brand-new state-of-the-art wired camera and security system.

To the front of the property is a large driveway leading to a small garage/storage space. To the rear is a lawned garden and patio space with a fire pit and seating area.

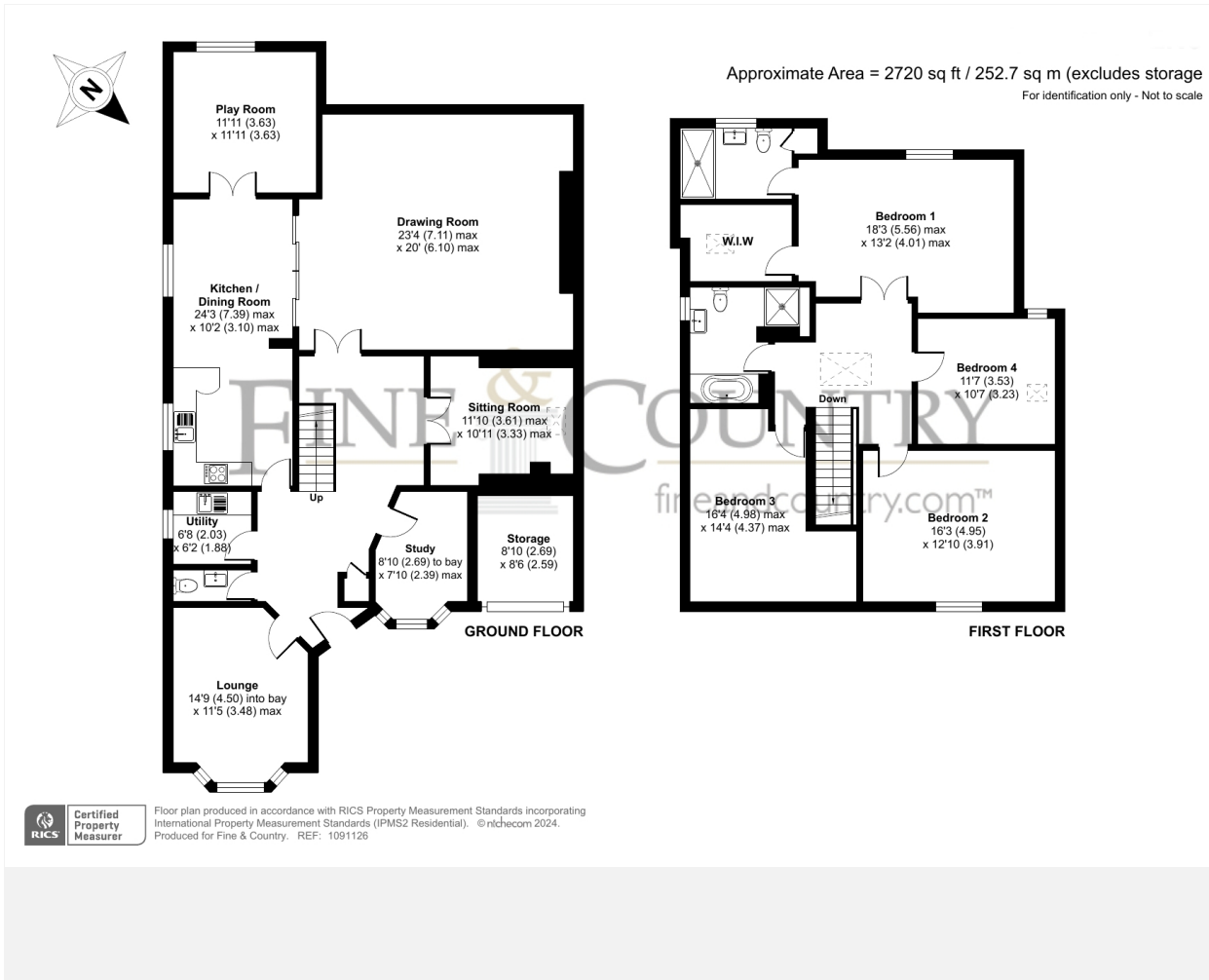
This wonderful home is conveniently located with Cuffley train station just 6-minute walk away via a shortcut through Tolmers Road, along with many shops and restaurants on the high street. Northaw Great Woods is nearby, offering miles of peaceful forest walks, within the village is Cuffley tennis club. A choice of fantastic preschools, primary schools and secondary schools close by.



5 4 2

Tenure: Freehold
Council Tax: Band G
Local Authority: Welwyn Hatfield





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements



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