



# Ponsborne Manor, Cuffley

£9,995 Per Calendar Month

**Havilands**

the advantage of experience



- Four Bedroom Bungalow
- Detached
- Gated Entrance
- Parking for Numerous Vehicles
- Two En-Suites
- Walk-in Wardrobe in Master Bedroom
- Completely Refurbished Throughout
- Detached Office Space
- Serene Gardens Overlooking Paddocks & Countryside
- Over 2100sqft of Living Space

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)



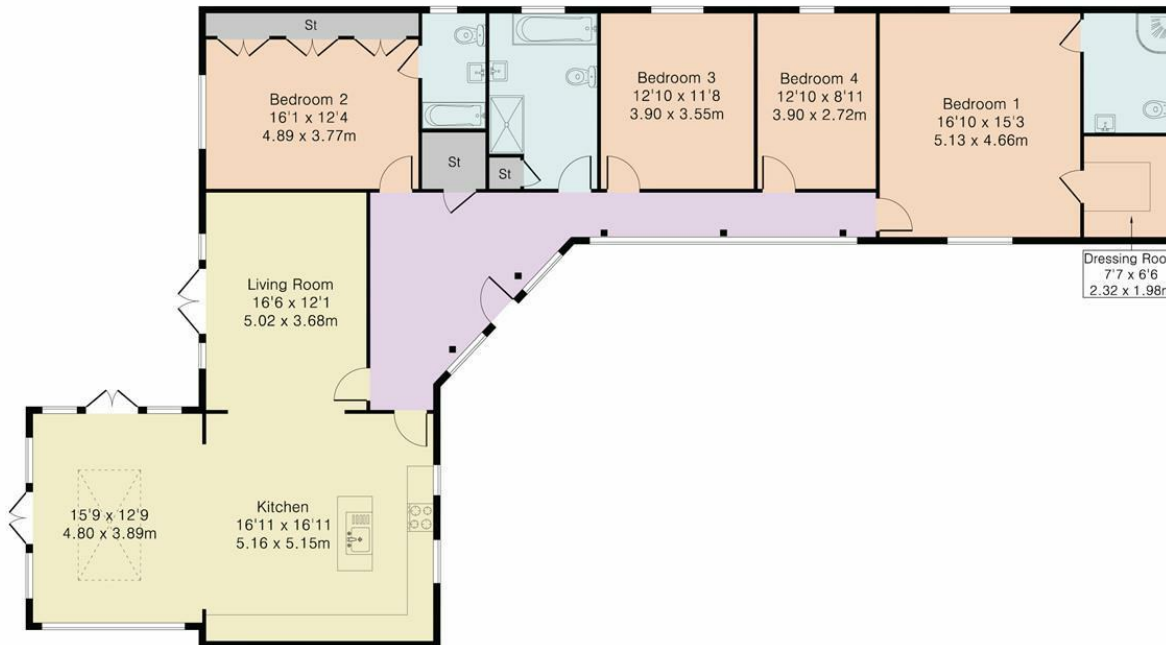
Havilands are delighted to offer For Rent this FOUR BEDROOM BUNGALOW in Newgate Street, SG13. Completely refurbished throughout, this stylish property offers modern living combined with the serenity of country life. The property is comprised of four bedrooms including two with en-suite and a walk in wardrobe in the Master bedroom, family bathroom, lounge and kitchen/diner offering spectacular views across the Hertfordshire countryside. The property also benefits from secure parking with a gated driveway for a number of vehicles, detached office and a beautifully landscaped garden. Additionally the property boasts further security with electric shutters and internal security system. The highlight of this property is undoubtedly the magnificent rear garden backing onto fields with plentiful wildlife as well as horses roaming up to the boundaries. The garden also incorporates a play area with an activity area, built-in fire pit and a pond housing plenty of fish including numerous Japanese Koi.

The property falls within the catchment area of Ponsbourne St. Mary's CofE Primary School and Chancellor's School (Brookmans Park) and is a short walk away from popular eateries including Gables restaurant & The Coach & Horses public house. A few minutes drive from the property is Cuffley station offering rail links into Enfield Chase and central London (Moorgate approx 40 mins). Viewing is highly recommended - to arrange please get in touch with a member of the team.

Local Authority: Welwyn Hatfield  
Council Tax: Band E (£2151.51 23/24)  
EPC Rating: Current 56 (D)  
Gardener: £600pcm

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

Approximate Gross Internal Area 2015 sq ft – 187 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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