

**The Ridgeway, Cuffley, EN6 4BB**



**Price: £2,650,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
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**Never been on the open market before is this fabulous 4,245 sq ft handsome 6 Bedroom detached family home situated on this Premier Cuffley Road - 'The Ridgeway'. Situated on a stunning south facing plot which is approximately 1.25 acres, this home is a great size and features a self-contained annexe, carriage driveway, gym and large garage. There is plenty of scope to enhance further (subject to the usual planning consents). To fully appreciate the size and incredible location, this property needs to be viewed internally.**

- FABULOUS 4,245 SQ FT HANDSOME DETACHED FAMILY HOME
- PREMIER CUFFLEY ROAD - 'THE RIDGEWAY'
- SOUTH FACING PLOT APPROX 1.25 ACRES
- SELF CONTAINED ANNEXE
- CARRIAGE DRIVEWAY, GYM & LARGE GARAGE
- PLENTY OF SCOPE TO ENHANCE FURTHER (STPP)

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

<b>GROUND FLOOR</b>	<b>FIRST FLOOR</b>	<b>EXTERIOR</b>
LARGE ENTRANCE HALLWAY	5 BEDROOMS	LARGE FRONT GARDEN
GUEST CLOAKROOM	2 BATHROOMS	CARRIAGE DRIVEWAY
SITTING ROOM		SOUTH FACING PLOT APPROX 1.25 ACRES
2 KITCHENS		SWIMMING POOL
STORAGE AREA AND GARAGE		
STUDY		
UTILITY ROOM		
BEDROOM		
EN-SUITE AND WALK-IN WARDROBE		
GYM		
BOILER ROOM		

### LOCATION

The Ridgeway in Cuffley is generally regarded as one of Hertfordshire's premier locations with many of the properties on the southern side (including this one) having unrivalled views over green belt countryside, and within walking distance is Northaw's Great Wood. Cuffley village is a short drive with a range of shops, restaurants and mainline train station serving London's King Cross and Moorgate. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby. Chancellors Secondary School is also close by and there is a school bus which goes directly from The Ridgeway to the school.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band H.

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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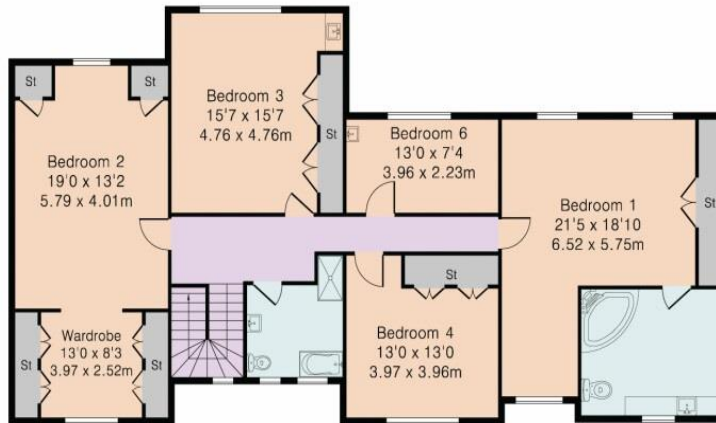
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Approximate Gross Internal Area 4245 sq ft – 395 sq m  
Ground Floor Area 2730 sq ft – 254 sq m  
First Floor Area 1515 sq ft – 141 sq m



First Floor



Ground Floor



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.

