



Bacons Drive, EN6 4EF
Potters Bar





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Kings Group are delighted to present this SPACIOUS AND EXTENDED THREE BEDROOM SEMI DETACHED HOME, situated in a quite and secluded cul-de-sac in the heart of Cuffley Village.

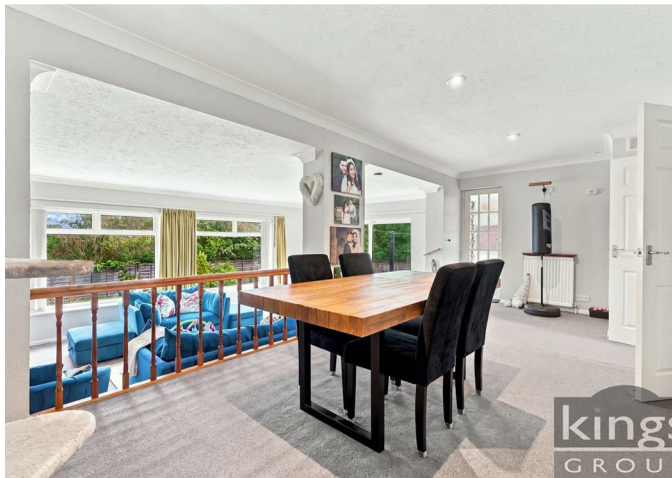
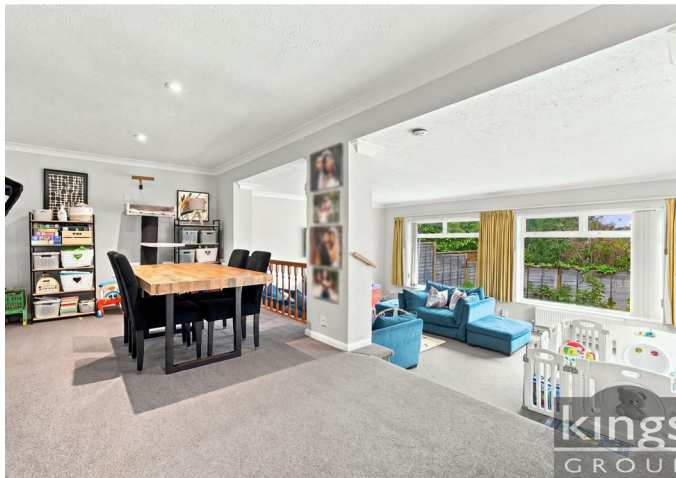
****GUIDE PRICE £650,000 - £675,000****

Upon entering the property, you are welcomed via a porch which opens into a spacious entrance hall, providing access to the principal ground-floor accommodation. To the front of the property is the kitchen, offering a generous space for cooking with ample room for storage, work surfaces and appliances.

towards the rear of the property, the property opens into a impressive dining room, which flows seamlessly into the living room beyond. This creates a fantastic open-plan entertaining space, with the living area positioned at the rear and enjoying plenty of natural light from the windows overlooking the garden. Just off the dining area is a useful utility room, providing additional workspace and storage while keeping laundry appliances separate from the main kitchen. The ground floor is completed by a convenient shower room, adding excellent practicality for a busy family home.

Heading upstairs, the first-floor landing provides access to three well-proportioned bedrooms. There are two generous double bedrooms, both offering ample space, alongside a comfortable third bedroom, which would work equally well as a child's room, guest bedroom or home office. Completing the first floor is the family bathroom, fitted with a bath and conveniently positioned off the landing, while additional built-in storage provides further useful space.

£650,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **POTENTIAL TO BE SOLD CHAIN FREE**
- **PRIVATE AND SECLUDED REAR GARDEN**
- **GROUND AND FIRST FLOOR BATHROOMS**
- **WALKING DISTANCE TO CUFFLEY STATION**

Location

Situated in a quiet cul-de-sac in the highly sought-after village of Cuffley, Bacons Drive provides an excellent combination of a peaceful residential setting and convenient access to the heart of the village. Its tucked-away position makes it particularly appealing to families and buyers looking for a quieter location away from busy through traffic. Despite its peaceful setting, the property is within approximately 0.2–0.3 miles of Cuffley's local shops and amenities, putting everyday essentials within comfortable walking distance. The village centre offers a good selection of shops, cafés, restaurants and services, making the location particularly convenient for day-to-day living.

Travel Links

A particularly attractive feature for commuters is the property's proximity to Cuffley railway station, located approximately 0.2 miles away, making it easily accessible on foot. The station is served by Great Northern and provides convenient services towards London, including Finsbury Park and Moorgate, as well as connections north towards Hertford, making Cuffley a popular choice for those commuting into the capital.

Local Schools

With the property being ideal for a family, local schooling may be an important consideration in your property search. In addition to the many benefits Bacons Drive has to offer, the property is also well positioned for a good selection of primary and secondary schools nearby. For primary education, Cuffley School is a popular local choice, with further sought-after primary school options available in nearby Goffs Oak, Northaw and Potters Bar. For secondary education, nearby choices include Goffs Academy, as well as Chancellor's School in Brookmans Park. Families may

- **FREEHOLD**
- **DRIVEWAY AND DETACHED GARAGE**
- **LARGE OPEN PLANE LIVING / DINING ROOM**
- **CLOSE TO SOUGHT AFTER SCHOOLS**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**

also consider the highly regarded Dame Alice Owen's School in Potters Bar, subject to the school's individual admissions criteria.

Additional Information

Council Tax Band - E

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

EPC - D





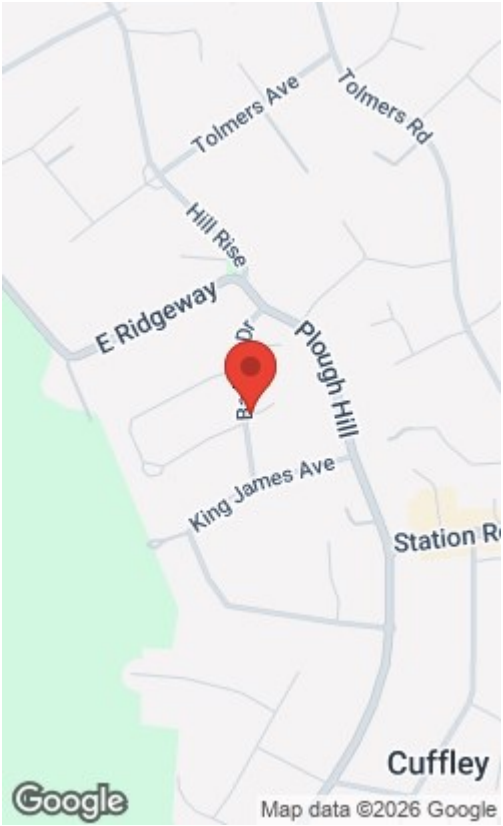
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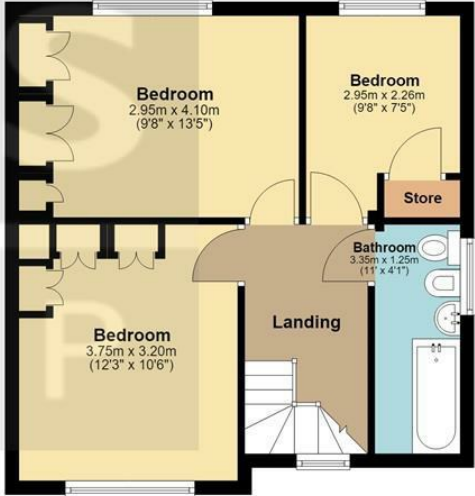
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Outbuilding
Approx. 13.9 sq. metres (149.2 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 136.0 sq. metres (1463.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Bacons Drive

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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