



Hanyards Lane, Cuffley



- PRIME POSITION ON ONE OF THE AREA'S MOST DESIRABLE ROADS
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- LARGE SOUTH FACING GARDEN
- APPROVED PLANNING PERMISSION FOR DOUBLE-STOREY SIDE EXTENSION
- EXCELLENT ACCESS TO VILLAGE SHOPS, LOCAL AMENITIES AND BRITISH RAIL SERVICES

Hanyards Lane

Cuffley EN6 4AT

Occupying a prime position on one of the area's most desirable roads, this 1930s detached home provides spacious accommodation and excellent access to village shops, local amenities just over half a mile away, offering the ideal blend of peaceful living and everyday convenience. Inside, the welcoming reception hall introduces the spacious layout, featuring three generous and versatile reception rooms and a modern kitchen/breakfast room with views across the rear garden, which extends to approximately 80 feet. A ground floor WC and utility room add further practicality. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a well-appointed family bathroom. Externally, the home enjoys a striking carriage driveway providing ample off-street parking for several vehicles, leading to both an integral garage and an additional detached garage to the side, while the generous south-facing rear garden offers excellent outdoor space and a wonderful setting for family living. There is excellent potential to extend or redevelop, with approved planning permission for a double-storey side extension to replace the detached garage (Ref: 6/2023/2094/HOUSE, valid until December 2026)



Hanyards Lane, Cuffley, Potters Bar, EN6 4AT

Total Area: 192.0 m² ... 2066 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		