

36, Bradgate, Cuffley
EN6 4RN
Asking Price £1,395,000



stevenoates.com



36 Bradgate, Cuffley, Herts, EN6 4RN

Steven Oates are delighted to present this exceptional five-bedroom family home, thoughtfully extended and remodelled to an outstanding specification, offering over 2,600 sq ft of beautifully designed, contemporary living space. Upon entering, you are welcomed by an impressive entrance hallway featuring elegant oak finishes and a striking glass balustrade, setting the tone for the quality throughout. The ground floor offers a versatile layout, including a dedicated home office, a convenient cloakroom, and access to both the formal dining room and the heart of the home — a stunning open-plan kitchen/breakfast room. This superb space is ideal for modern living and entertaining, with bi-fold doors opening directly onto the garden, seamlessly blending indoor and outdoor living. Further accommodation on the ground floor includes a spacious and extended family living room, as well as a well-appointed utility room. To the first floor, a generous landing leads to four well-proportioned double bedrooms. The fifth bedroom has been expertly reconfigured to create a luxurious dressing room, forming part of an impressive principal suite, complete with a stylish en-suite shower room. Bedroom two also benefits from a cleverly designed, hidden en-suite, while a contemporary family bathroom serves the remaining bedrooms. Externally, the property boasts a beautifully landscaped rear garden, offering a high degree of privacy. The outdoor space features a sauna, a substantial storage shed, and an array of mature shrubs, trees, and planting, creating a tranquil and well-maintained setting.

The property is ideally situated on the sought-after Bradgate development in the highly regarded village of Cuffley, offering a perfect balance of semi-rural living with excellent connectivity. Cuffley village provides a range of everyday amenities including local shops, cafés, restaurants and well-regarded schools, making it particularly attractive for families. For commuters, Cuffley railway station is within easy reach, providing regular services into Moorgate station via the Hertford Loop Line, making access into central London straightforward. The area is also well connected by road, with convenient access to the M25 motorway and A10 road, linking to the wider motorway network and surrounding towns. Surrounded by attractive countryside and woodland, including the nearby Northaw Great Wood, the location offers a wealth of outdoor leisure opportunities, ideal for walking, cycling and family activities.



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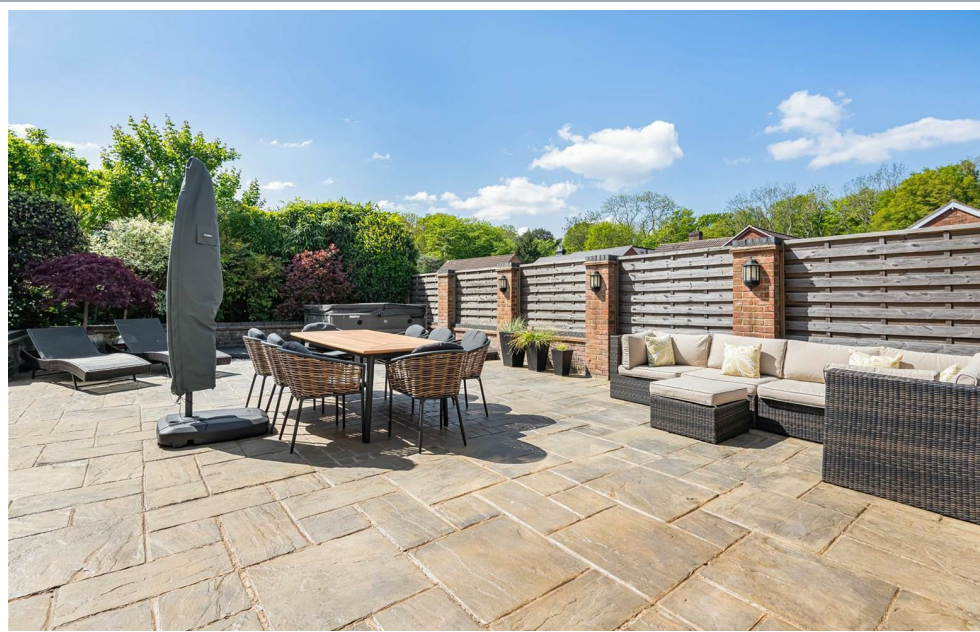
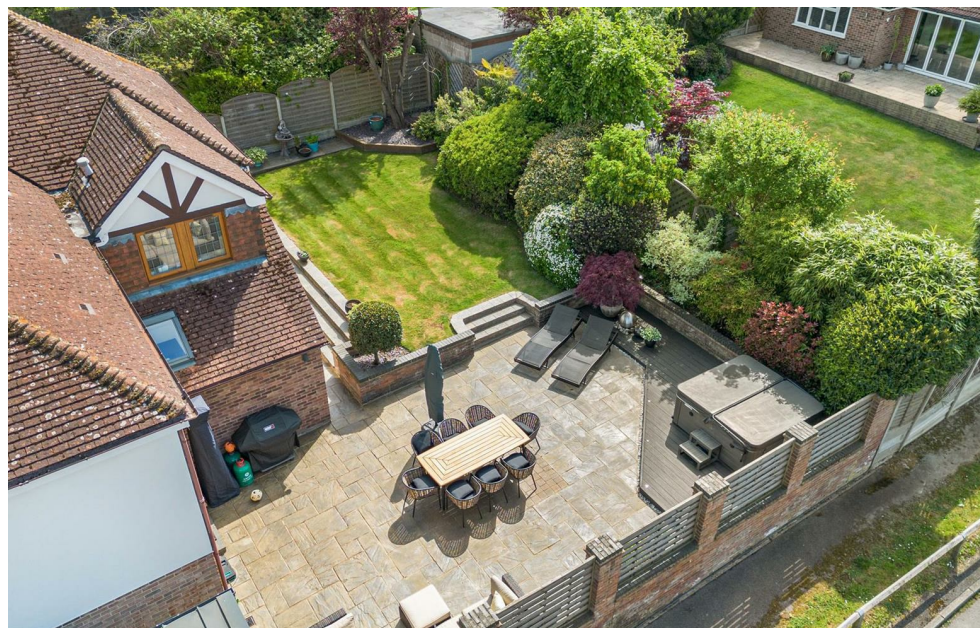
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**Approximate Gross Internal Area 2657 sq ft - 247 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1525 sq ft – 142 sq m

First Floor Area 1132 sq ft – 105 sq m

Outbuilding Area 220 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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