



Theobalds Close, Cuffley



- CHAIN FREE
- TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- OWN PRIVATE REAR GARDEN
- LONG LEASE – OVER 900 YEARS REMAINING
- CLOSE TO CUFFLEY TRAIN STATION (DIRECT LINKS TO LONDON)
- IDEAL FIRST TIME BUY OR INVESTMENT

Theobalds Close
Cuffley EN6 4HH

****CHAIN FREE**** A well-presented two bedroom first floor maisonette situated in a quiet cul-de-sac, conveniently located close to Cuffley School, Cuffley Village shops, and Cuffley train station with direct services into London. The property offers well-proportioned accommodation including two double bedrooms, a spacious living room, separate kitchen, and family bathroom. Externally, the property benefits from the added advantage of its own good-sized private garden, providing excellent outdoor space. Further benefits include a long lease with well over 900 years remaining and the property is offered to the market chain free, making it an ideal purchase for first-time buyers, downsizers, or investors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Theobalds Close, Cuffley, Potters Bar, EN6 4HH

Total Area: 65.7 m² ... 707 ft² (excluding garden)

All measurements are approximate and for display purposes only