**Brookside Crescent, Cuffley**

- QUIET CUL-DE-SAC LOCATION

- HUGE POTENTIAL FOR DEVELOPMENT STPP

- WALKING DISTANCE TO SHOPS AND STATION

- LARGE CENTRAL GREEN
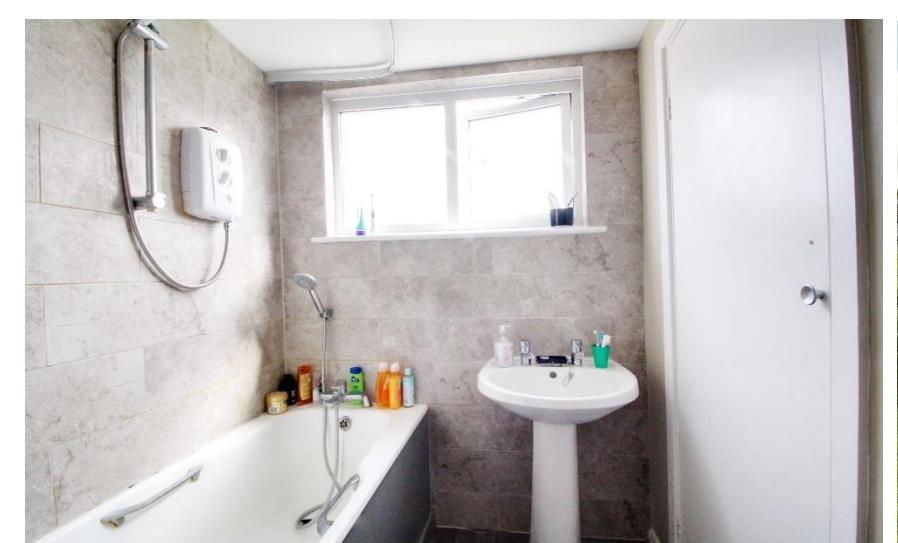
- 3 BEDROOMS

- LARGE PLOT

- MATURE GOOD SIZE GARDEN

Brookside Crescent
Cuffley EN6 4QN

SCOPE FOR REDEVELOPMENT (STPP) | QUIET CUL-DE-SAC LOCATION A superb opportunity to acquire this three-bedroom home, offering significant potential to extend, remodel or redevelop (subject to the necessary planning permissions). Occupying a peaceful position within a highly regarded cul-de-sac overlooking a large green, the property is conveniently located within easy reach of Cuffley village shops and the mainline station. The existing accommodation comprises a spacious through lounge/dining room, kitchen, downstairs cloakroom and internal access to the garage. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a mature and generously sized rear garden with side access, together with a garage and off-street parking. An excellent opportunity for buyers seeking a project in a prime village setting.

Fabulous position in Hertfordshire benefiting from excellent road and rail links, close to Cuffley village centre with it's shops, GP and dental practices and Cuffley mainline station with regular services to London Moorgate in 35 minutes. Potters bar is approximately 3 miles away and offers a more comprehensive range of shops and amenities with the mainline rail station providing fast services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the property is ideally placed for access to the national motorway network via the M25 or A1. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			77 C
55-68	D		63 D	
39-54	E			
21-38	F			
1-20	G			

BANC
PROPERTY GROUP
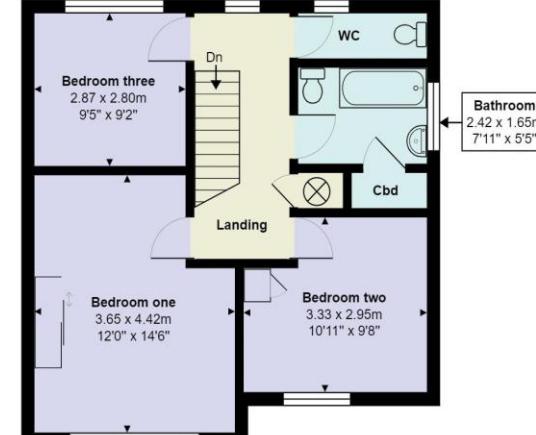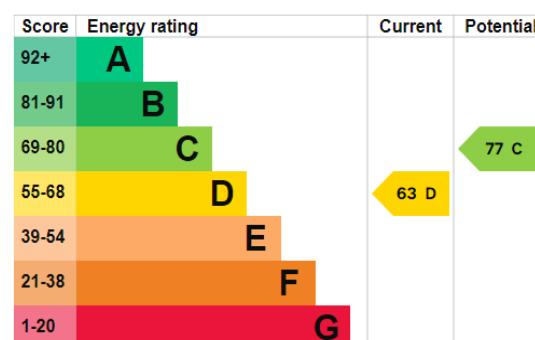
Brookside Crescent, Cuffley, Potters Bar, EN6 4QN

Total Area: 115.6 m² ... 1244 ft²

All measurements are approximate and for display purposes only

Floorplan

Kitchen
3.49 x 3.50m
11'5" x 11'6"

Dining Room
2.78 x 2.86m
9'1" x 9'5"

Cbd

WC

Garage
2.59 x 5.18m
8'6" x 17'0"

Hallway
3.49 x 2.11m
11'5" x 6'11"

Up

Lounge
3.65 x 4.25m
12'0" x 13'11"

Porch

In

Bedroom three
2.87 x 2.80m
9'5" x 9'2"

Dn

WC

Bathroom
2.42 x 1.65m
7'11" x 5'5"

Cbd

Landing

Bedroom one
3.65 x 4.42m
12'0" x 14'6"

Bedroom two
3.33 x 2.95m
10'11" x 9'8"