



Acorn Lane, Cuffley



- CHAIN FREE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE



- SCOPE TO EXTEND STPP
- SECLUDED REAR GARDEN
- CLOSE TO STATION AND SHOPS

Acorn Lane
Cuffley EN6 4JQ

****CHAIN FREE** 4 BEDROOMS** DOUBLE GARAGE** CLOSE TO STATION**** Set in a quiet cul-de-sac location minutes from Cuffley station and village you will find this 4 bedroom detached chain free property. The accommodation consists of: Entrance hallway, living room, kitchen, dining room, utility room, downstairs cloakroom, upstairs there are 4 bedrooms with the master having an en-suite shower room and a further family bathroom. There is a secluded rear garden, a detached double garage and off street parking for several cars. The property has also got potential to extend stpp and to make internal improvements.

The property is located with close proximity to Cuffley village and its variety of shops, restaurants and a mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are within easy reach by car.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

