



Kingsmead, Cuffley



- CUL-DE-SAC LOCATION
- EASY REACH FOR CUFFLEY STATION
- SCOPE FOR RE- DEVELOPMENT STPP
- 3 BEDROOMS
- 2 BATHROOMS
- KITCHEN BREAKFAST ROOM
- GARAGE AND OFF STREET PARKING
- LOVELY REAR GARDEN

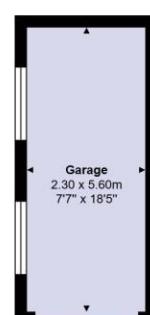


Kingsmead

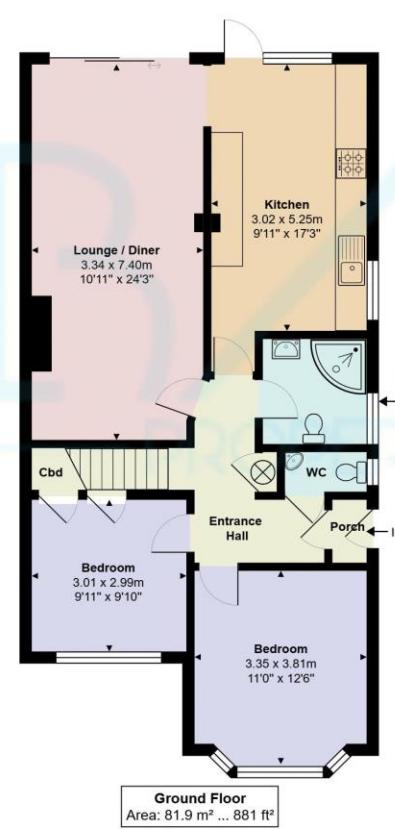
Cuffley EN6 4AN

Situated in a tranquil cul-de-sac, this charming three-bedroom bungalow offers both serenity and convenience, with a great cut through to Cuffley Station. Ideal for commuters and those wanting easy access to village shops, schools, and nurseries, this property provides an exceptional opportunity for redevelopment stpp. The interior is thoughtfully arranged, featuring a welcoming entrance hallway that leads to two generously sized ground-floor bedrooms, a well-appointed family bathroom, a kitchen/breakfast room, and a spacious living and dining area that seamlessly caters to relaxation and entertaining. Upstairs, a third bedroom and an adjoining shower room add flexibility and convenience to the home's layout. The real highlight is the expansive rear garden, which provides a superb space for outdoor living, from hosting gatherings to enjoying quiet moments of relaxation. This property strikes the perfect balance between peaceful surroundings and accessibility, making it an excellent canvas for creating your ideal home.

Cuffley village offers lots of shopping facilities, a GP and two dental practices and the train station allows direct access to London Moorgate via Finsbury Park and Highbury & Islington. Leisure pursuits are well catered for with a tennis club and Northaw Great Woods for countryside walks. Local schooling is close by including nurseries and Cuffley primary school and excellent private and state secondary schools are within easy reach.



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



Ground Floor Area: 81.9 m² ... 881 ft²



First Floor Area: 46.9 m² ... 505 ft²



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Total Area: 141.7 m² ... 1525 ft²

All measurements are approximate and for display purposes only