



SIMPLY HOMES

**East Ridgeway**

Cuffley EN6 4AW



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## Accommodation:

A welcoming central hallway sets the tone for the home's light-filled and beautifully appointed interiors. To the front is the first of three reception rooms, currently arranged as a playroom, together with a stylish and recently refurbished downstairs cloakroom. Beyond, the home opens into an impressive principal living room, a wonderfully spacious yet inviting room centred around a bespoke feature fireplace, with double sliding doors connecting seamlessly to a cosy and intimate TV room overlooking the front aspect.

Undoubtedly the heart of the home is the magnificent bespoke kitchen/dining/family room, extending to an impressive 29ft in width and designed perfectly for modern family life and entertaining alike. This stunning space features a substantial central island, an extensive range of handcrafted base and wall cabinetry, elegant quartz work surfaces, and a comprehensive suite of premium integrated Miele appliances. A second striking feature fireplace adds warmth and character, while a trio of Crittall-style French doors flood the room with natural light and open directly onto the rear terrace and gardens beyond. A separate utility room provides further integrated appliances, excellent storage, and practical everyday convenience.

The first floor offers four generously proportioned double bedrooms, including an excellent principal suite complete with fitted wardrobes and a luxurious four-piece en-suite bathroom. A further bedroom also benefits from its own contemporary en-suite shower room, while the remaining bedrooms are served by a beautifully appointed four-piece family bathroom.

Occupying the second floor are two additional spacious double bedrooms, ideal for older children, guests, or flexible home working, alongside a further family bathroom incorporating a steam room, creating a wonderful spa-like retreat.

## Exterior:

Externally, the property continues to impress. The beautifully landscaped south-facing rear garden has been thoughtfully designed across split levels, with an expansive staggered patio providing an ideal setting for outdoor entertaining, al fresco dining, and family gatherings. Steps lead down to a generous lawned garden framed by mature trees, established flower beds, shrubs, and ambient exterior lighting, creating a private and tranquil setting. A well-appointed garden office and gym is also available via separate negotiation.

To the front, a substantial paved driveway provides extensive off-street parking and is secured by electric gates, while the property also benefits from a detached double garage, offering excellent storage, secure parking, and further versatility.

## Location:

Enjoying a prestigious position on The Ridgeway, widely regarded as one of Cuffley's premier addresses, the property is moments from the beautiful open spaces of Northaw Great Wood and within easy reach of Cuffley railway station (approximately 0.4 miles), providing a direct and convenient service into London, making this a truly exceptional family home in an enviable Hertfordshire setting.

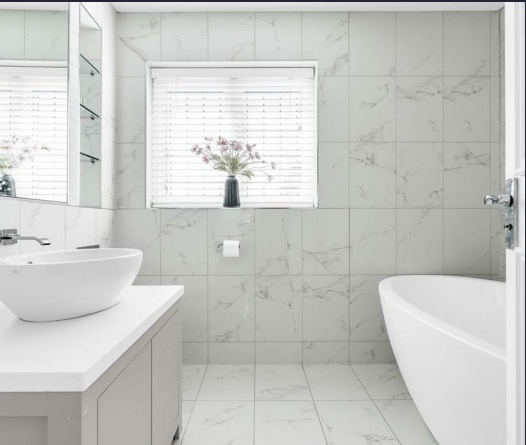






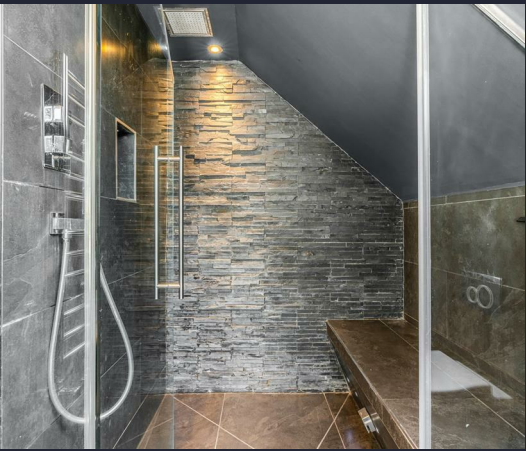
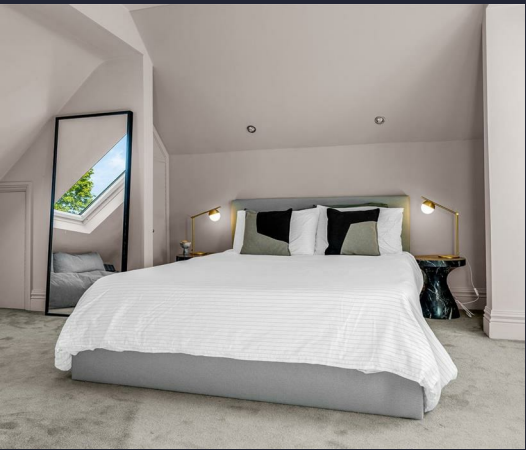
|                            |                               |
|----------------------------|-------------------------------|
| <b>- Ground Floor -</b>    |                               |
| <b>Entrance Hallway</b>    |                               |
| <b>Cloakroom/WC</b>        |                               |
| <b>Playroom</b>            | 11'8" x 11'8" (3.56 x 3.56m)  |
| <b>Dining Room</b>         | 21'7" x 11'10" (6.59 x 3.61m) |
| <b>Kitchen/Living Room</b> | 28'9" x 15'8" (8.78 x 4.79m)  |
| <b>Utility Room</b>        | 8'11" x 11'10" (2.73 x 3.61m) |
| <b>Family Room</b>         | 11'7" x 15'0" (3.54 x 4.58m)  |
| <b>- First Floor -</b>     |                               |
| <b>Landing</b>             |                               |
| <b>Bedroom One</b>         | 11'7" x 12'4" (3.55 x 3.77m)  |
| <b>En-suite</b>            |                               |
| <b>Bedroom Two</b>         | 11'7" x 9'7" (3.55 x 2.93m)   |
| <b>En-suite</b>            |                               |
| <b>Bedroom Three</b>       | 11'7" x 12'4" (3.55 x 3.77m)  |
| <b>Bedroom Four</b>        | 11'7" x 7'7" (3.55 x 2.32m)   |
| <b>Family Bathroom</b>     |                               |
| <b>- Second Floor -</b>    |                               |
| <b>Landing</b>             |                               |
| <b>Bedroom Five</b>        | 12'1" x 23'0" (3.69 x 7.02m)  |
| <b>Bedroom Six</b>         | 11'7" x 23'0" (3.54 x 7.02)   |
| <b>Family Bathroom</b>     |                               |
| <b>- Exterior -</b>        |                               |
| <b>Double Garage</b>       | 17'1" x 16'6" (5.22 x 5.05m)  |















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