



**Coulter Close
Cuffley**



**£1,099,950
Freehold**

Set on a generous ¼ acre plot and backing onto peaceful woodland, this beautifully extended five/six-bedroom detached family home offers the perfect balance of space, flexibility, and comfort.

The property features a separate annex — ideal for multi-generational living or independent young adults — and a spacious open-plan kitchen/diner with a central island, designed as the heart of the home for modern family life. The large, secluded rear garden provides ample space for children to play and for outdoor entertaining.

The home is located in a quiet and highly sought-after turning just off Bradgate, offering a tranquil lifestyle with Parish Woods directly behind — a peaceful and much-loved area popular with local dog walkers.

Conveniently located just over a mile from the mainline station, providing easy commuting into London Kings Cross and Moorgate. The property also lies within the catchment area for Chancellor's School in Brookmans Park, a well-regarded secondary school.

Offered chain free, this is a fantastic opportunity for families looking to settle in a serene, well-connected, and desirable setting.

- **Generously extended five/six-bedroom detached family home**
 - **Occupying a large approx. ¼ acre plot backing onto peaceful woodland**
- **Versatile living spaces including a separate annex — ideal for multigenerational families**
- **Spacious open-plan kitchen/diner with a central island**
 - **Large, secluded rear garden perfect for children, entertaining, and relaxing**
- **Flexible accommodation ideal for growing families or home working**
 - **Beautifully presented throughout with modern improvements**
- **Quiet and highly sought-after turning just off Bradgate**
- **Offered to the market chain free for a smooth purchase**
 - **Early viewing highly recommended to avoid disappointment**

Front Garden

Block paved driveway. Parking for two cars. Laid lawn. Mature shrub and flowers borders. Side access.

Entrance

UPVC opaque leaded light double glazed entrance door to the:-

Porch

Ceramic tiled floor. Double glazed window to the side. Shoe storage shelves. Hardwood leaded light glazed window to the:-

Hallway

Two double radiators. Stairs to first floor with storage cupboard under. Solid oak flooring. Doors to:-

Downstairs W.C.

Low flush W.C. with push button flush. Corner vanity wash hand basin with mixer tap. Extensively tiled walls. Extractor fan. Ceramic tiled floor.

Living Room

Triple aspect room with double glazed windows to the front and side with a sliding double glazed door to the rear. Two double radiators. Oak flooring. Feature marble fireplace with coal effect gas fire with marble inset and hearth. Inset spotlights.

Kitchen

Double glazed windows to the rear. Double glazed French doors to the garden. Double glazed window to the side. Double glazed skylight. Four double radiators. Porcelain tiled floor. Range of wall and base fitted units with granite worktops over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Eye level Neff double oven. Six ring gas hob with extractor fan over. Space for American sized fridge freezer with plumbing. Integrated dishwasher. Centre island with breakfast bar area. Inset spotlights to ceiling. Door to:-

Utility Room

Wall and base fitted units with worktops over. Space and plumbing for washing machine. Tumble drier above. Two boilers.

Inner Lobby

Annexe

Hallway

Oak wooden flooring. Inset spotlights. Doors to the:-

Living Room/Kitchen

Double glazed skylight. Double glazed French doors and side windows to the garden. Three double radiators. Laminate wooden floor. Range of wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Slimline dishwasher. Five ring gas hob with extractor fan over. Eye level double oven. Space for tall fridge freezer with water connection. Inset spotlights.

Study/Playroom/Storage Room

Double glazed Velux window with blind. Double radiator. Laminate wooden floor. Inset spotlights.

Ground Floor Bedroom 5

Double glazed window to the front. Oak wooden flooring. Double radiator.

Ground Floor Bedroom 6

Double glazed window to the front. Double radiator. Laminate wooden floor. Inset spotlight to ceiling.

Bathroom

Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap. Walk in shower with rain head, hand attachment and mixer valve. Graphite grey towel radiator. Niche. Extensively tiled walls and flooring. Bathroom mirror/cabinet. Shaver point.

Landing

Access to loft space via pull down ladder. Built in airing cupboard with immersion cylinder and pump. Doors to:-

Bedroom 1

Double glazed window to the front. Double radiator. Door to:-

En-Suite

Low flush W.C. Pedestal wash hand basin with mixer tap. Walk in shower cubicle with hand attachment. Extensively tiled walls. Extractor fan. Chrome towel radiator.

Bedroom 2

Double glazed window to the front. Built in fitted wardrobe. Double radiator.

Bedroom 3

Dual aspect room. Double glazed windows to the side and rear. Double radiator.

Bedroom 4

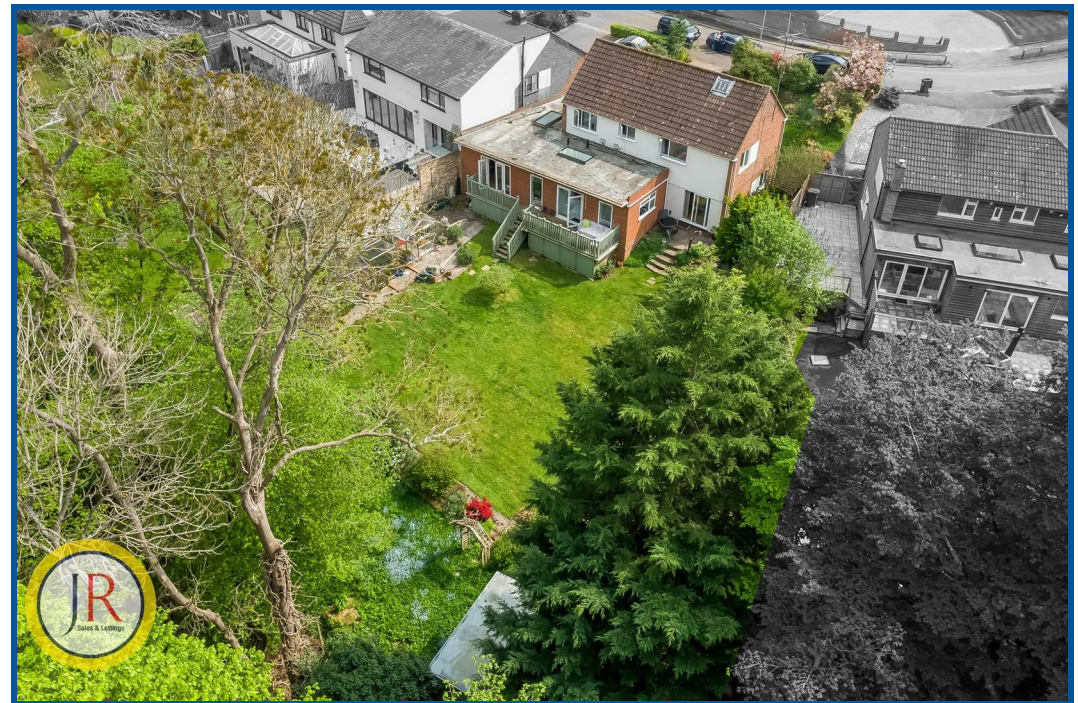
Double glazed window to the rear. Double radiator. Laminate wooden floor.

Bathroom

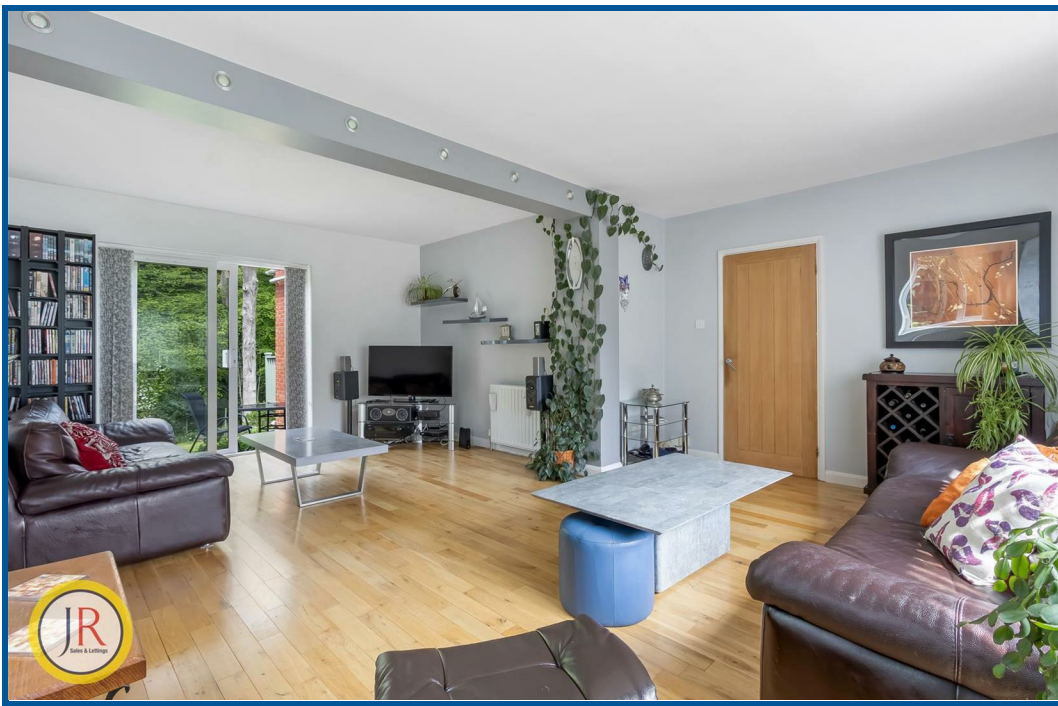
Opaque double glazed window to the rear. Low flush W.C. with push button flush. Concealed cistern. Vanity wash hand basin with mixer tap. Shower bath with mixer tap, hand attachment and shower screen. Laminate wooden floor. Extensively tiled walls. Mirror. Towel radiator. Shaver socket.

Garden

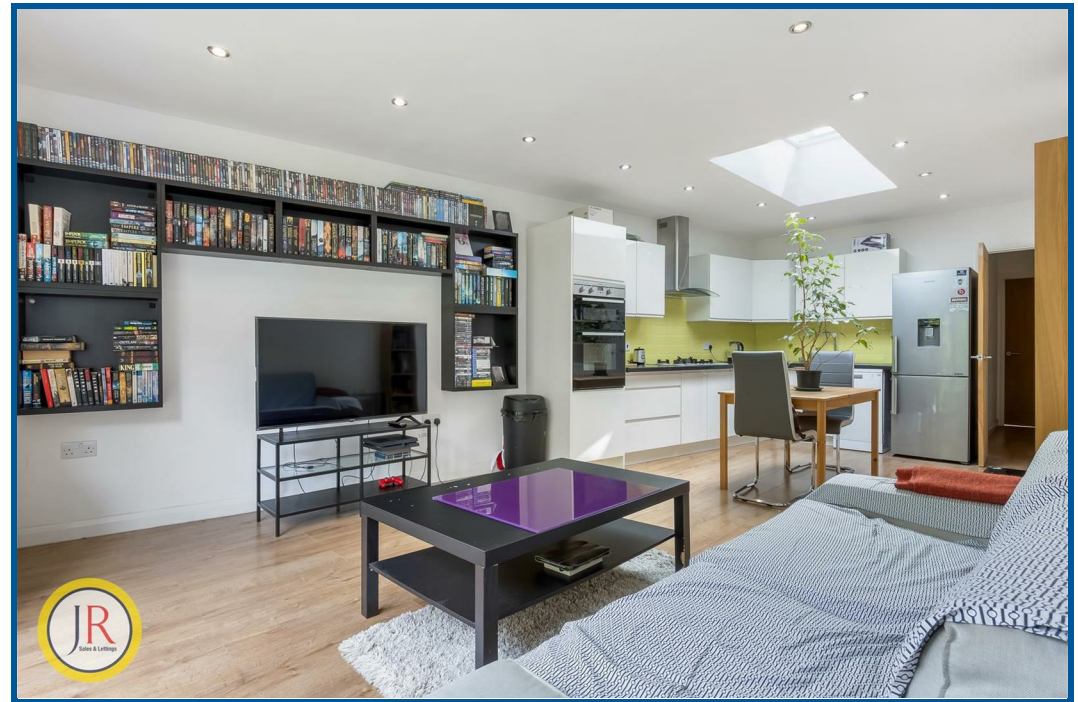
Terrace decking area with steps and balustrade to the garden with storage under. Outside lighting. Green house, vegetable/fruit tree growing area with netting. Mainly laid to lawn with shrub and flower borders. Timber clad concrete shed with double glazed windows, power and lighting. Storage shed. Private gate to the Parish Woods which are very peaceful and quiet and popular with a few local friendly dog walkers.



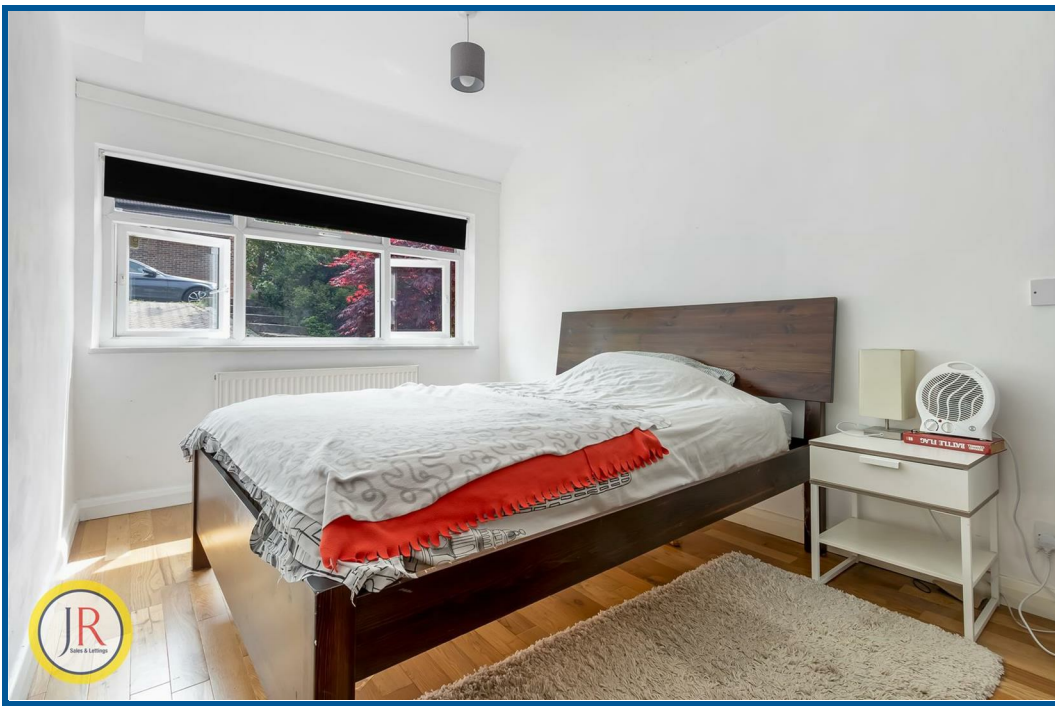


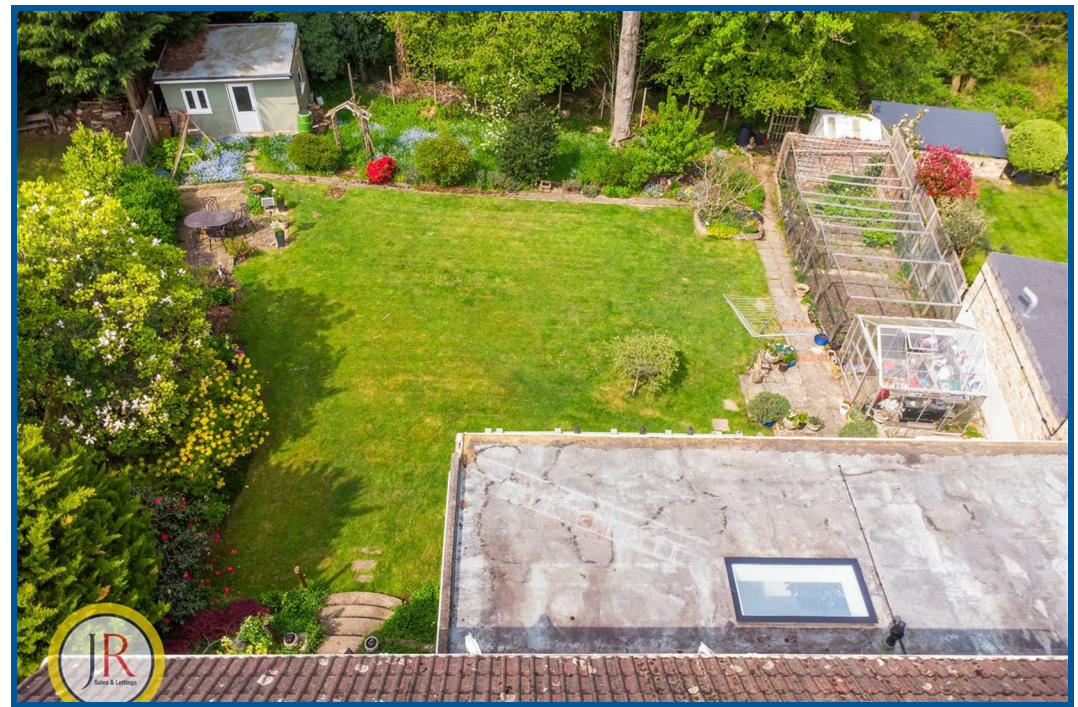


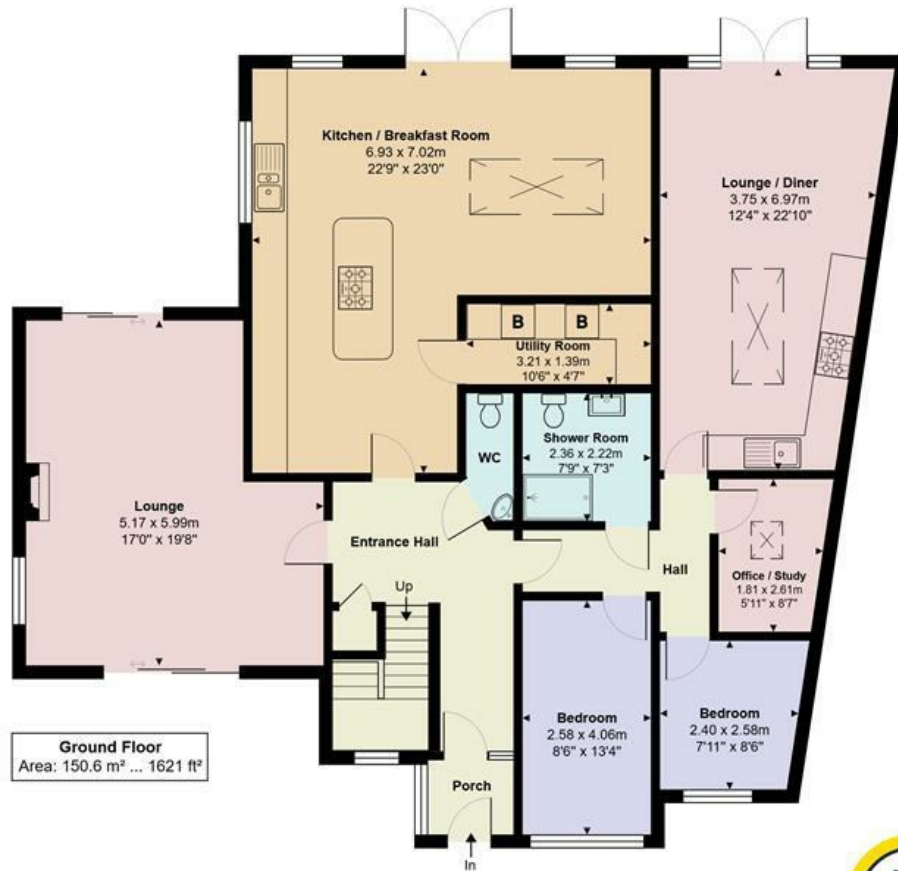
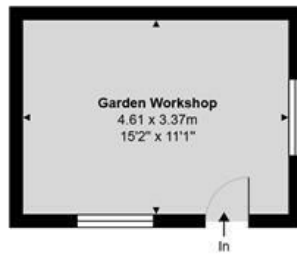












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Coulter Close, Cuffley, Potters Bar, EN6 4RR

Total Area: 242.9 m² ... 2614 ft²

All measurements are approximate and for display purposes only