



Cranfield Crescent, Cuffley



- CHAIN FREE
- SCOPE FOR REDEVELOPMENT STPP
- EXTENDED SEMI
- 2 RECEPTION AREAS



- 3 BEDROOMS
- GARAGE
- WALKING DISTANCE TO SHOPS AND SCHOOL
- CLOSE TO STATION

# Cranfield Crescent

Cuffley EN6 4EA

Tucked away in one of Cuffley's most popular and peaceful crescents, this three-bedroom semi-detached home is perfectly placed within easy reach of the village shops, Cuffley School, and the train station with fast links into London. The ground floor offers a welcoming entrance hallway, a handy cloakroom, a bright and spacious living room, and a dining room that has been extended to create a versatile additional sitting area. The kitchen is well positioned and enjoys views over the rear garden. Upstairs you will find three comfortable bedrooms along with a family bathroom. Outside, the property benefits from a delightful rear garden, mainly laid to lawn with a terrace that's ideal for relaxing or entertaining. To the front there is a garage and space with potential to create a generous driveway, subject to the usual consents. Offered to the market chain free, this is a fantastic opportunity to secure a home in a highly sought-after location, with excellent scope to update and make your own.

Cuffley is a highly sought-after Hertfordshire village, perfectly blending countryside charm with excellent commuter links. Surrounded by rolling greenbelt countryside and woodlands, the village offers a peaceful and family-friendly environment, while still providing a wide range of local amenities including independent shops, cafés, and restaurants. Cuffley's mainline station gives direct access into London Moorgate and Finsbury Park, making it ideal for city commuters. The area is also well-regarded for its local schooling, parks, and community spirit, with easy access to nearby towns such as Potters Bar, Brookmans Park, and Goffs Oak, as well as major road links including the M25 and A1(M).



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Total Area: 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only