



High Ridge, Cuffley

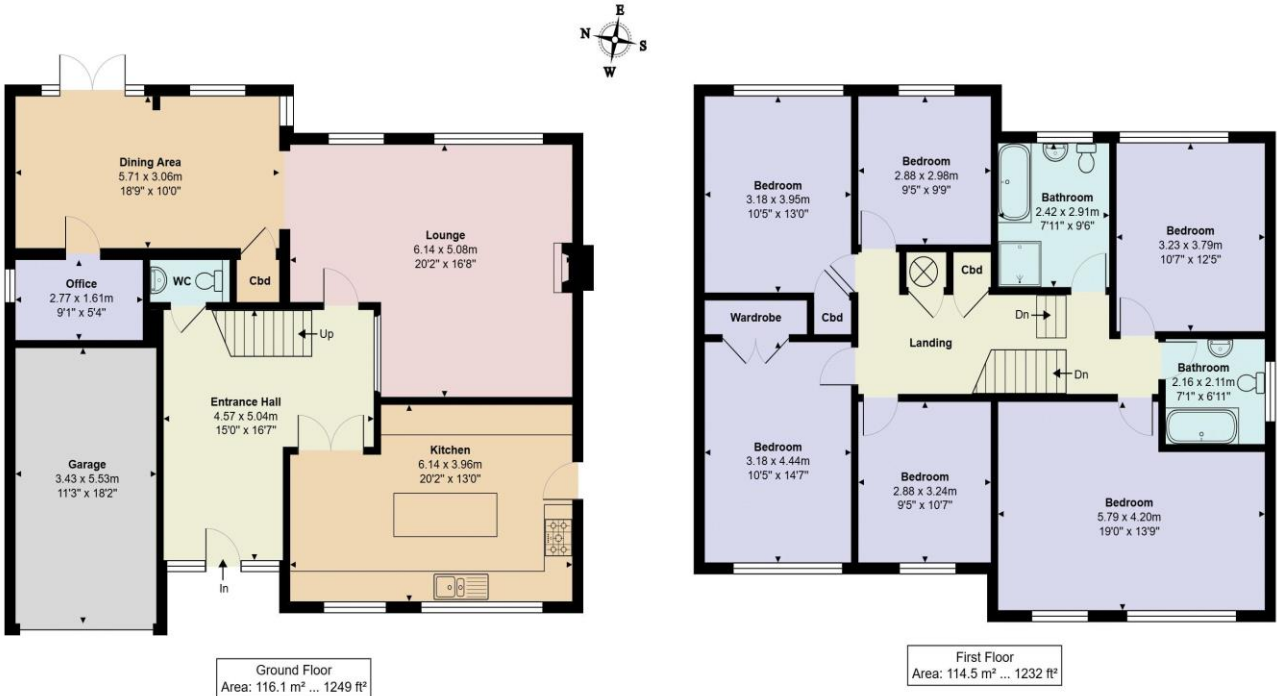


- FLEXIBLE LIVING
- 6 BEDROOMS
- CUL DE SAC
- DETACHED HOME
- OWN DRIVEWAY
- CLOSE TO CUFFLEY VILLAGE
- VENDOR SUITED

High Ridge
Cuffley EN6 4JH

An exceptional six-bedroom detached family residence tucked away in a tranquil tree-lined cul-de-sac, just a short stroll from Cuffley Village amenities and Cuffley station. This beautifully presented home welcomes you with a spacious entrance hallway leading into a thoughtfully designed ground floor layout. The contemporary kitchen with central island flows seamlessly, to the rear of the home is an expansive lounge, featuring patio doors that open to a private and secluded rear garden—perfect for indoor-outdoor living. A stylish dining area, dedicated study, and convenient downstairs WC complete the ground floor. Upstairs, a generous landing leads to six well-proportioned double bedrooms and two family bathrooms, offering ideal accommodation for growing families or those seeking versatile space. Externally, the property benefits from a private driveway with space for multiple vehicles, an integral garage, and side access to the garden. The rear garden is a standout feature—mainly laid to lawn with a patio adjacent to the house and a raised deck at the far end, offering a peaceful retreat for outdoor entertaining or relaxation. Planning permission has been granted for further development—details available on request.

Close to the village centre with its range of shops, dental practices, library and GP. Cuffley overground railway station offers direct links to London Moorgate via Finsbury Park and Highbury & Islington. There is a wide choice of state and independent schools in the area including Cuffley JMI, Lochinver, Stormont, Dame Alice Owen and Queenswood.



BANC
PROPERTY GROUP

High Ridge, Cuffley, Potters Bar, EN6 4JH

Total Area: 230.5 m² ... 2482 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		