



## Theobalds Road, Cuffley, Potters Bar, Hertfordshire, EN6

**£625,000**

- CHAIN FREE
- OFF STREET PARKING FOR SEVERAL CARS
- GOOD DECORATIVE ORDER
- SHOWER ROOM TO MASTER BEDROOM
- WALKING DISTANCE TO SHOPS AND TRAIN STATION
- TWO / THREE BEDROOM FAMILY HOME
- DETACHED GARAGE
- DOWNSTAIRS BATHROOM
- LARGE SOUTH FACING GARDEN
- GOOD SCHOOL CATCHMENT

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[www.home-counties.com](http://www.home-counties.com)

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## £625,000 Freehold

'An attractive three bedroom semi-detached family home ideally located on this quiet turning just moments from Cuffley Village with its array of shops and restaurants and within a short walk of Cuffley Train Station. The property is approached via a large driveway providing ample off-street parking plus detached garage to the rear. On entering the property you are greeted with a spacious hallway, large living room to the front, a downstairs bedroom / office, downstairs family bathroom, large lounge diner to the rear and separate kitchen. The first floor consists of two large double bedrooms. The master bedroom has an en-suite shower room with WC, mains shower and wash hand basin. Externally the private rear garden is south facing with large patio area, lawn, and side access. The property offers further scope to extend and is offered CHAIN FREE.'



### Theobalds Road, Hertfordshire EN6

Total Area: 127.9 m<sup>2</sup> ... 1377 ft<sup>2</sup> Inc. Garage

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 52                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

