



The Ridgeway  
Cuffley, Herts, EN6 4BB

# 31 The Ridgeway

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Situated in one of the area's most prestigious addresses is this substantial detached five bedroom home set behind a privately gated entrance with a carriage driveway and grounds extending to circa 1.5 acres.

This extensive home offers spacious accommodation ideal for family living and grand scale entertaining. Arranged over two floors and comprising of approximately 6,486 sq ft of accommodation with adjoining leisure complex and spectacular views over rolling countryside with the London skyline on the horizon.

The property combines an excellent selection of reception rooms including a large super room, snooker room, sitting room, dining room, garden room, a beautifully finished kitchen/breakfast room, separate utility room and ample bedroom accommodation on the first floor.

The south westerly mature landscaped rear garden affords rolling countryside views. There is an integral garage and ample parking to the front of the property.

**Location:** Situated on The Ridgeway, a premier address in Hertfordshire benefitting from excellent road and rail links. Cuffley village is approx.1 mile away and provides local shops, doctors and dentist surgeries, and Cuffley main line station with regular services to Moorgate in 35 minutes. Potters bar is approx. 3 miles away and offers a more comprehensive range of shops and amenities with the mainline rail station providing services to both London Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. There is an excellent selection of schools nearby including Queenswood, Stormont, Lochinver House and Haileybury.

Council Tax: H

Local Authority: Welwyn & Hatfield

Tenure: Freehold

Please contact the Prime Sales Office on 020 8016 4300  
paul@statons.com or carolyn@statons.com































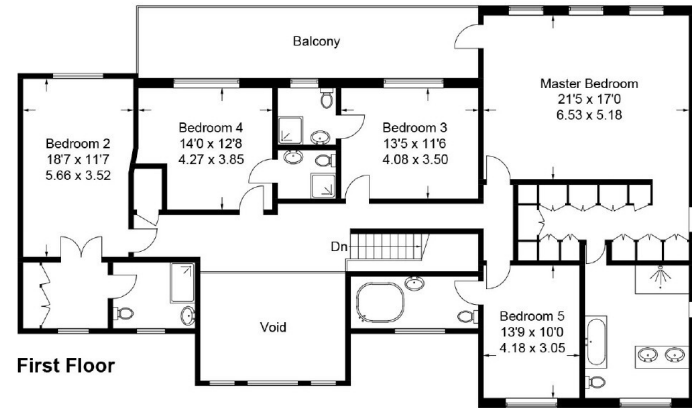
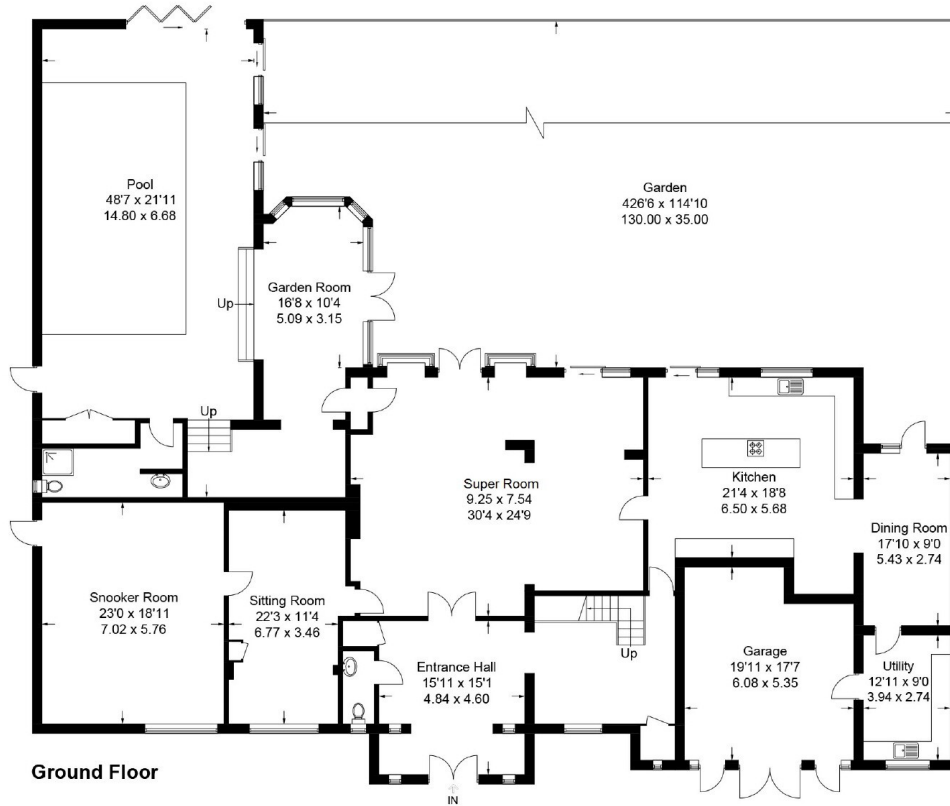








Ground Floor (Including Garage) = 4532 sq ft / 421.1 sq m  
 First Floor (Excluding Void) = 1954 sq ft / 181.5 sq m  
 Total = 6486 sq ft / 602.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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