



Foxes Lane  
Cuffley EN6 4JB



# Foxes Lane, Cuffley

❖ Located in a secluded gated development of just four houses off Tolmers Road, is this wonderful detached residence offering circa 4000 sq ft of versatile accommodation.

❖ The ground floor has a spacious reception hallway, two bedrooms, bathroom, guest cloakroom with steps up to the wonderful kitchen/family room, utility and lounge/dining room. On the first floor there are three double bedrooms all with en-suite facilities. The beautifully maintained rear garden has a paved seating area to the immediate rear ideal for alfresco dining and outdoor entertaining, mature planting with the remainder mainly laid to lawn. The frontage provides off street parking and allows access to the double garage.

❖ Located in an exclusive development of just four houses just off Tolmers Road in Cuffley. Cuffley is a very sought after Hertfordshire village with excellent transport links into The City of London (Moorgate and Kings Cross) as well as offering a good range of shopping facilities (Tesco, Co-Operative), coffee shops, primary and secondary schools, sports clubs and there are some lovely country walks close by.







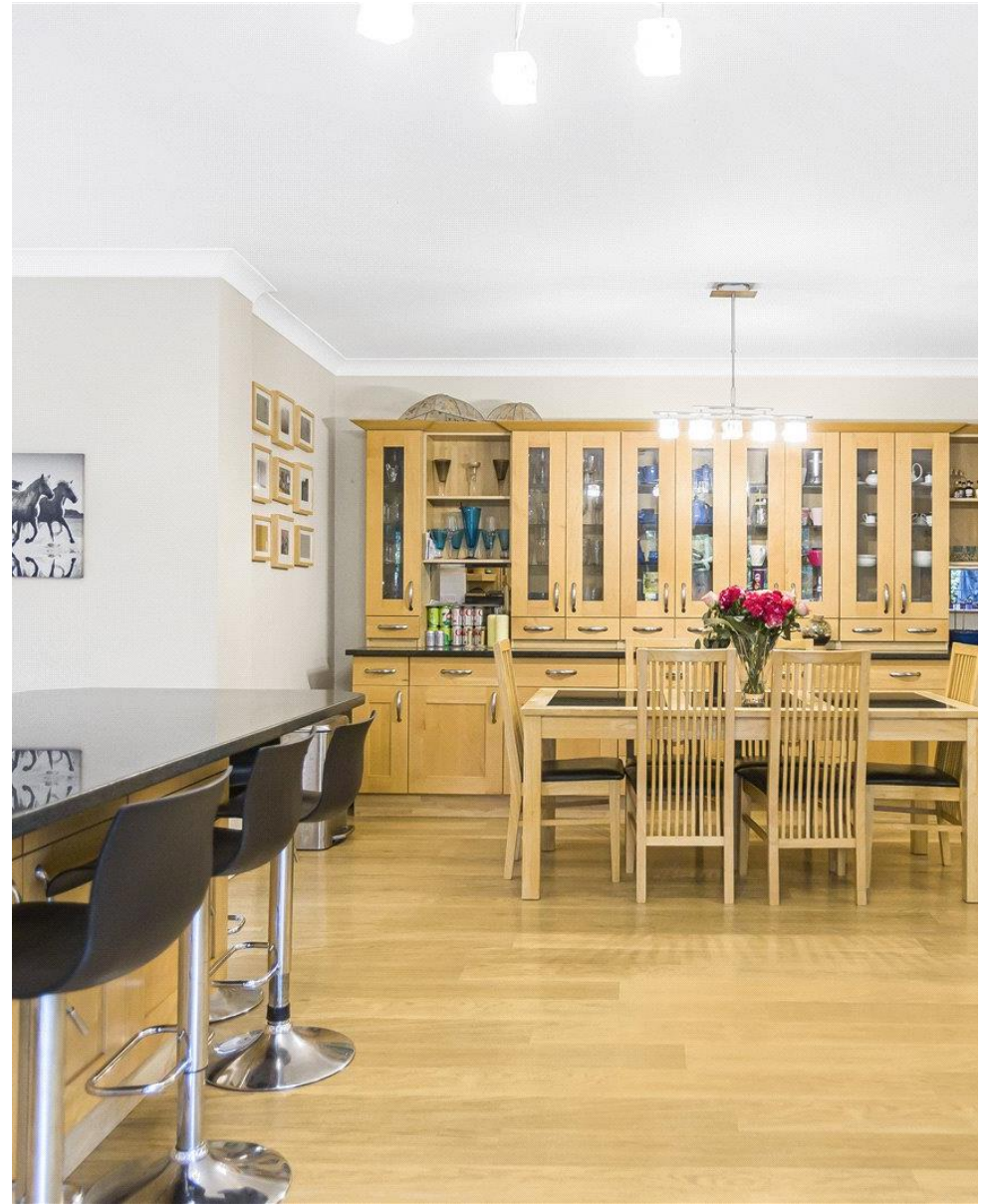
















































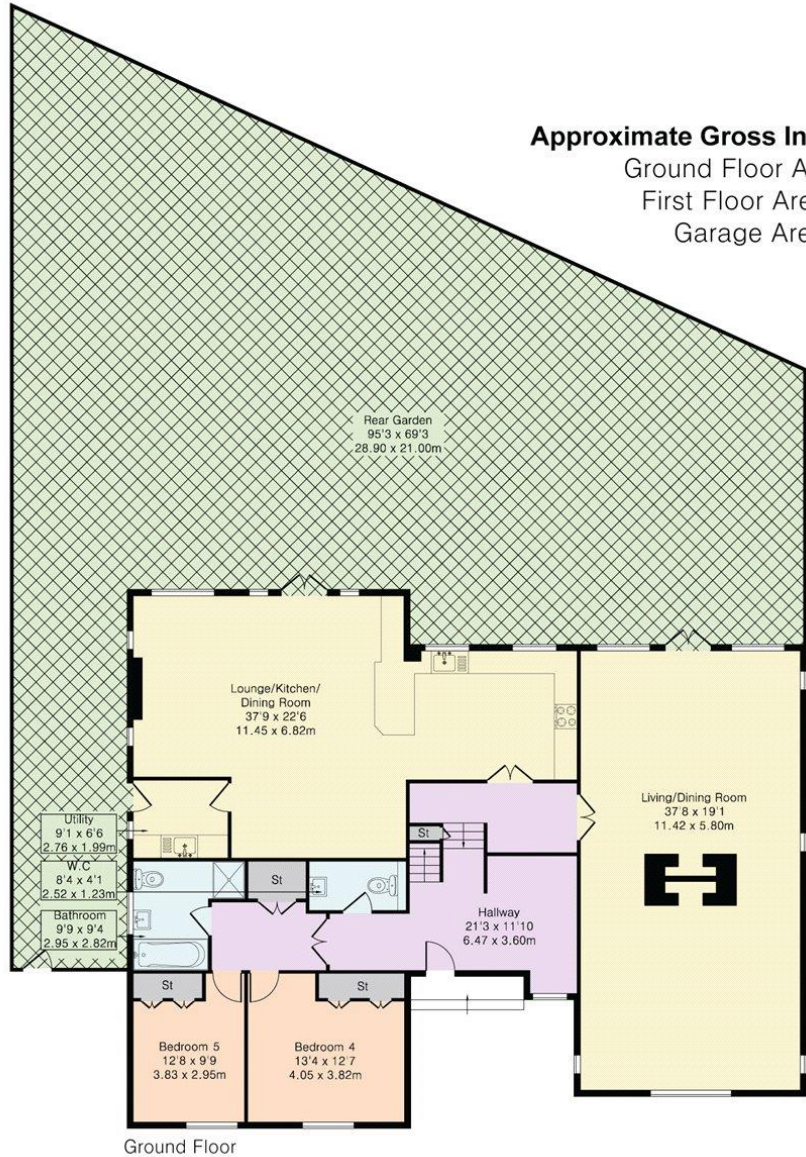


**Local Authority:**  
 Welwyn & Hatfield Borough Council  
**Council Tax Band:** H  
 FREEHOLD

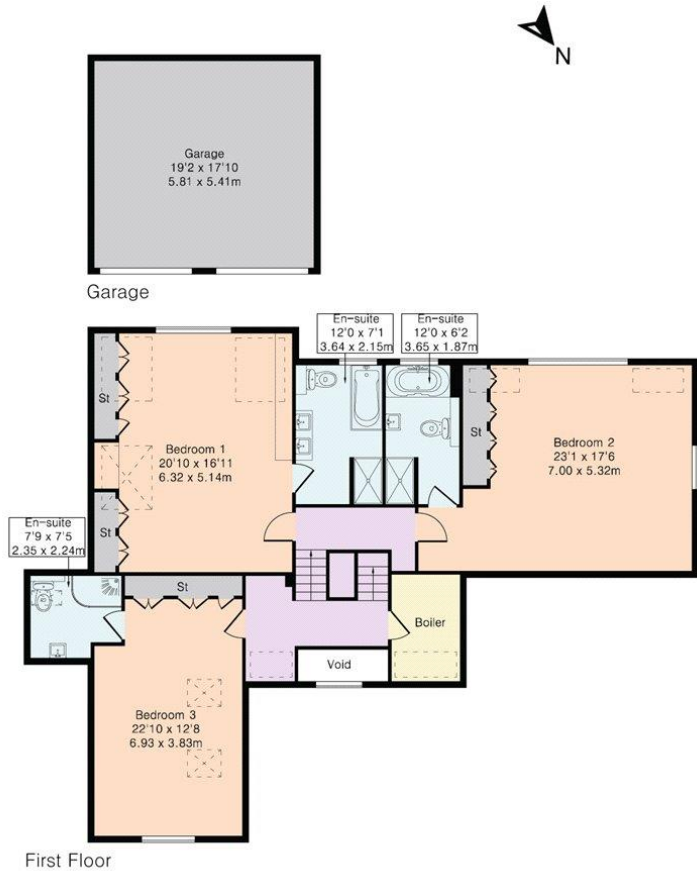
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



**Approximate Gross Internal Area 3971 sq ft - 369 sq m**  
 Ground Floor Area 2181 sq ft – 203 sq m  
 First Floor Area 1455 sq ft – 135 sq m  
 Garage Area 335 sq ft – 31 sq m







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