

FREEHOLD



House - Detached

# 6 HIGH RIDGE, CUFFLEY, EN6 4JH

Asking price

£1,095,000

## FEATURES

- Six spacious double bedrooms
- Contemporary kitchen with island
- Private, landscaped garden
- Integral garage and driveway
- Two modern family bathrooms
- Bright lounge with garden access
- Patio, lawn, and raised deck
- Located in tranquil cul-de-sac



Robert Adam  
Estate Agents

# 6 Bedroom House - Detached located in Cuffley

Tucked away in a tranquil, tree-lined cul-de-sac, this exceptional six-bedroom detached residence offers a perfect blend of space, style, and flexibility. Ideally located within walking distance of Cuffley Village amenities and Cuffley station, the property is well-suited to families and those seeking versatile accommodation.

A welcoming entrance hall leads into a thoughtfully arranged ground floor. The contemporary kitchen, complete with a central island, flows seamlessly into the rear of the home where a bright and expansive lounge opens via patio doors onto a private garden. This beautifully landscaped outdoor space features a patio, lawn, and raised deck—perfect for entertaining or unwinding. The ground floor also includes a stylish dining area, a dedicated study, and a convenient guest WC.

Upstairs, a spacious landing connects six generously sized double bedrooms and two modern family bathrooms, providing ample room for growing families.

Externally, the home benefits from a private driveway with space for multiple vehicles, an integral garage, and side access to the garden.

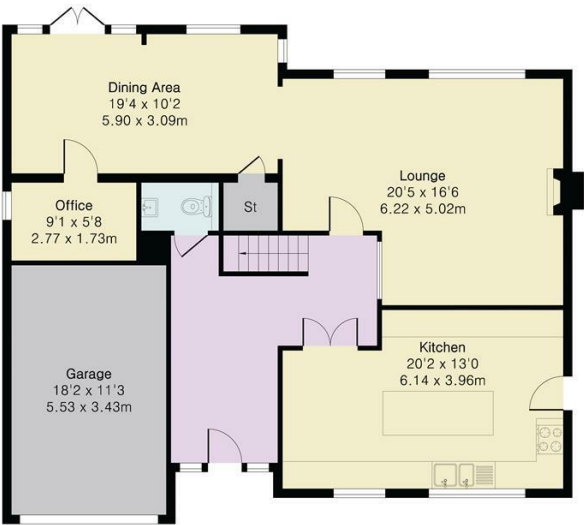
Planning permission has already been granted for further development, offering buyers exciting future potential (details available on request).

## Approximate Gross Internal Area 2446 sq ft - 228 sq m (Including Garage)

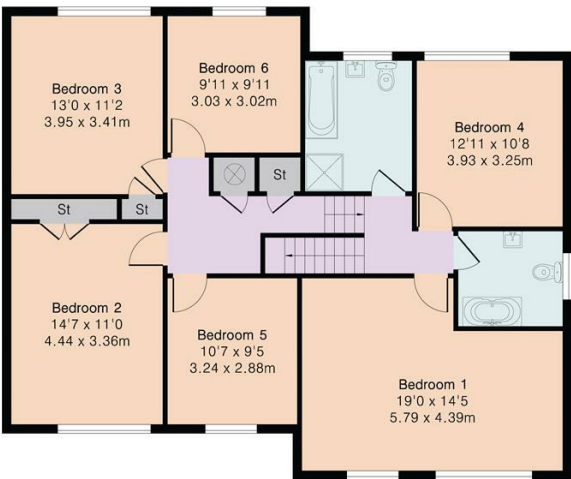
Ground Floor Area 1050 sq ft – 98 sq m

First Floor Area 1192 sq ft – 111 sq m

Garage Area 204 sq ft – 19 sq m



Ground Floor



First Floor

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Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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