



FREEHOLD

House - Detached

11 BRADGATE CLOSE, CUFFLEY, EN6 4RF

Asking price

£1,450,000

FEATURES

- Five spacious bedrooms
- Bright living room with garden access
- Modern kitchen with utility room
- Beautifully landscaped gardens
- Elegant formal dining room
- Study perfect for home office
- Double garage with internal access
- Private cul-de-sac location



**Robert Adam
Estate Agents**

5 Bedroom House - Detached located in Cuffley

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Nestled at the end of the prestigious cul-de-sac of Bradgate Close, Cuffley, this substantial five-bedroom detached residence offers generous space and elegant family living. Extending to approximately 2,725 sq ft (including double garage), the property provides well-balanced accommodation in a peaceful setting.

A welcoming entrance hall leads to a selection of spacious reception rooms suited to both entertaining and everyday living. The principal living room (17'11 x 15'0) is bright and inviting, with French doors opening onto the rear terrace and garden beyond. A formal dining room offers an ideal setting for gatherings, while an additional reception room provides flexibility as a family room or further dining space. A ground floor study is perfect for home working.

The kitchen is positioned to the rear and is complemented by a separate utility room. Internal access leads directly to the double-width garage.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and an en-suite shower room. Four further bedrooms provide excellent accommodation for family or guests, served by a family bathroom.

Council Tax Band
G

Approximate Gross Internal Area 2725 sq ft - 253 sq m
(Including Garage)

Ground Floor Area 1385 sq ft - 129 sq m
First Floor Area 1340 sq ft - 124 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

