



SIMPLY HOMES

The Ridgeway

Cuffley EN6 4AR

Price Guide £1,450,000





The Ridgeway

Cuffley EN6 4AR

A Rare Opportunity on The Ridgeway, Cuffley – Approx. 3,000sq Ft | Chain Free

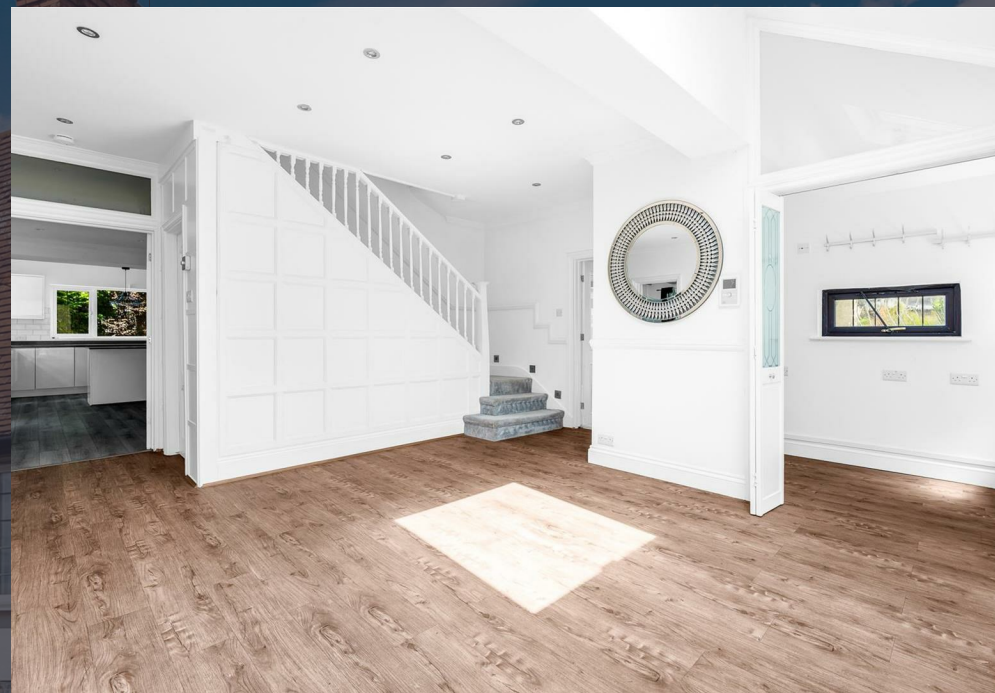
Occupying a desirable corner plot on one of Hertfordshire's most prestigious roads, this impressive detached family home offers approximately 3,000sq ft of well-appointed accommodation across two floors – with planning permission previously granted (6/2019/2736/HOUSE - Welwyn Hatfield) to extend the property to a stunning 5,000sq ft residence arranged over three floors, adding an additional three bedrooms.

The ground floor is accessed via a welcoming entrance porch leading into a spacious reception hall, with a cloakroom and study positioned to either side. The generous living accommodation includes a full-length lounge with a large bay window, a secondary study, and a bright kitchen/breakfast room fitted with granite worktops, a range of wall and base units, and integrated appliances.

Upstairs, the first floor features four double bedrooms and four bathrooms, including a principal suite with a substantial walk-in wardrobe.

Externally, the rear garden includes a paved terrace ideal for entertaining, with the rest mainly laid to lawn and side access available. The front of the property boasts electrically operated gates, a driveway providing ample off-street parking, and a double garage.

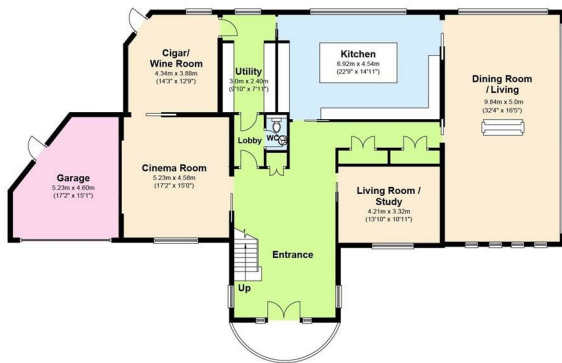
Perfectly positioned just 1.7 miles from Cuffley Station with direct links to London King's Cross, and moments from Northaw Great Woods, this property combines tranquil countryside living with excellent connectivity.



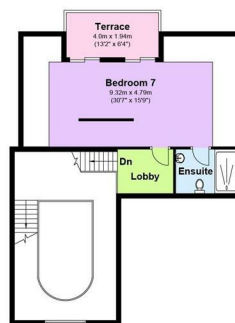


Proposed floorplan w/ planning permission approved (Expired) (6/2019/2736/HOUSE - Welwyn Hatfield)

Ground Floor
Approx. 219.1 sq. metres (2358 sq. feet)



Second Floor
Approx. 83.4 sq. metres (898 sq. feet)



First Floor
Approx. 160.2 sq. metres (1724 sq. feet)

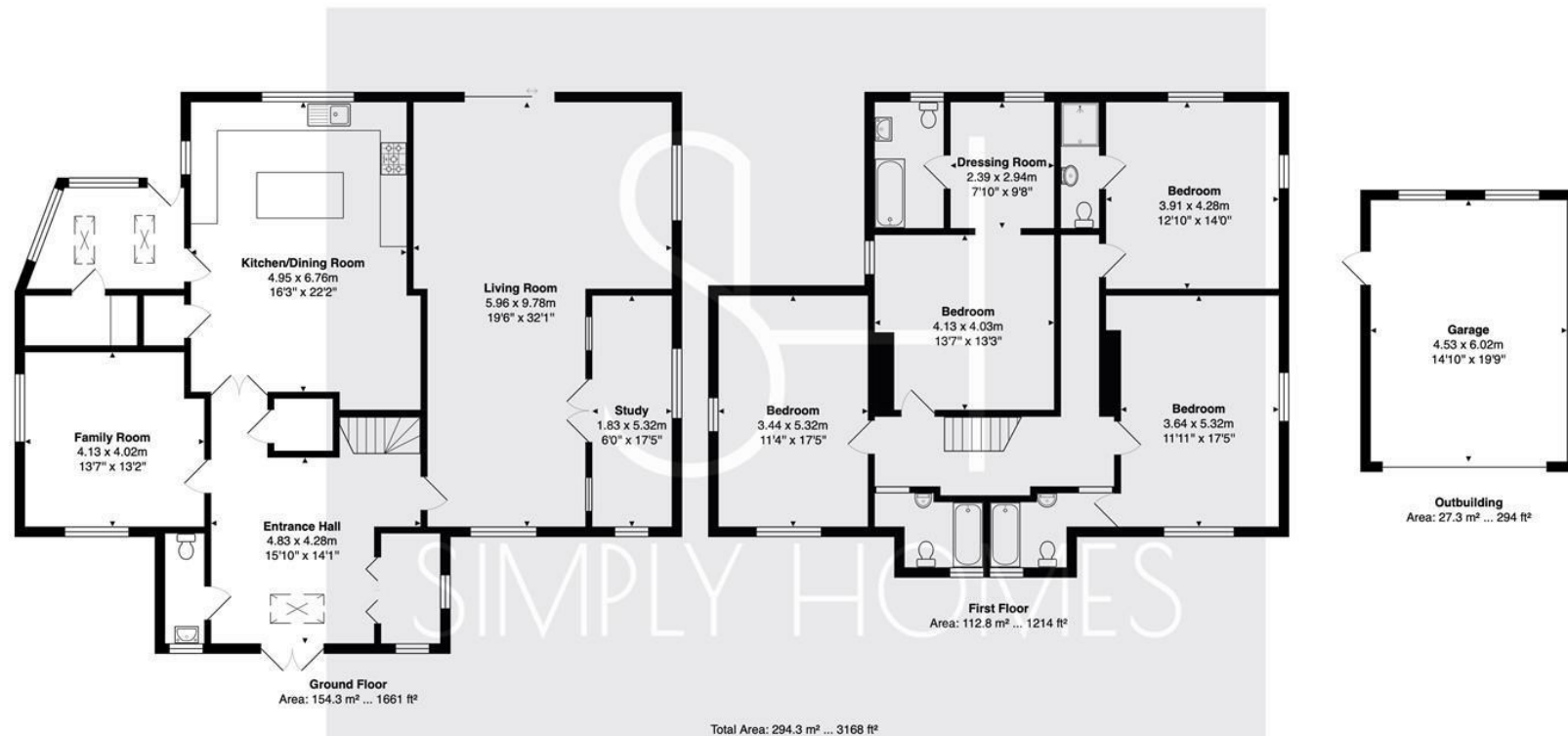


Total area: approx. 462.8 sq. metres (4982 sq. feet)













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