

# Hill Rise Cuffley



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& Parker

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A striking contemporary family residence in a prestigious setting, offering light-filled modern living spaces and extensive terracing with far-reaching views over the rolling Hertfordshire countryside.

44 Hill Rise is an impressive detached family home, featuring an attractive façade with traditional timber-framed gables and offering over 3,400 sq ft of meticulously presented accommodation. Set in a sought-after village location, the property has been thoughtfully designed to combine elegant interior styling with practical modern living.

The heart of the home is a grand reception hall featuring tiled flooring and a striking galleried staircase. This leads to a formal dining room with wooden flooring and a deep bay window, and a generous sitting room that flows seamlessly into a vast 40ft conservatory. This bright, versatile space provides an exceptional secondary lounge or games room, with panoramic views through wall-to-wall glazing and direct access to the rear decked area. An additional front-aspect room with a box bay window offers flexible use, while the contemporary kitchen is well appointed with sleek cabinetry, integrated appliances and a range-style cooker, supported by a practical utility room.

The first floor offers four well-proportioned bedrooms, including a luxurious principal suite with a modern en suite bathroom and Juliet balcony enjoying picturesque countryside views. Two further bedrooms on this level also benefit from en suite shower rooms, while a dedicated dressing room and a family bathroom complete the floor. On the second floor, a fifth double bedroom provides a peaceful retreat, ideal for guests or use as a home office, alongside a large storage room.



To the front, a substantial block-paved driveway provides off-street parking for several vehicles. The rear garden is particularly well suited to entertaining, featuring an elevated composite deck with glass balustrade overlooking the lawn. This provides an ideal setting for al fresco dining while enjoying far-reaching views across the surrounding countryside.

#### Location

Cuffley is a sought after Hertfordshire village offering a good range of day to day amenities, including independent shops, cafés, restaurants and local services, while nearby Potters Bar and Hertford provide more extensive shopping, leisure and cultural facilities. The surrounding area is characterised by attractive rolling countryside and Green Belt land, offering a strong sense of rural tranquillity despite its excellent connectivity. The area is well regarded for schooling, with access to a number of highly respected independent schools including Haileybury, Queenswood and Stormont, as well as a range of well regarded state schools in Hertfordshire.

Cuffley railway station provides regular direct services into London Moorgate in around 35–40 minutes, with further connections to King's Cross available via nearby Potters Bar. The A1(M) and M25 are easily accessible, offering excellent road links to London, the Home Counties and major airports including Heathrow, Luton and Stansted.

Postcode region: EN6

#### General

Local Authority: Welwyn Hatfield Borough Council  
Services: Mains electricity, gas, water & drainage  
Council Tax: Band G  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,413 sq ft (317 sq m)

4 reception rooms

6 bedrooms

4 bathrooms

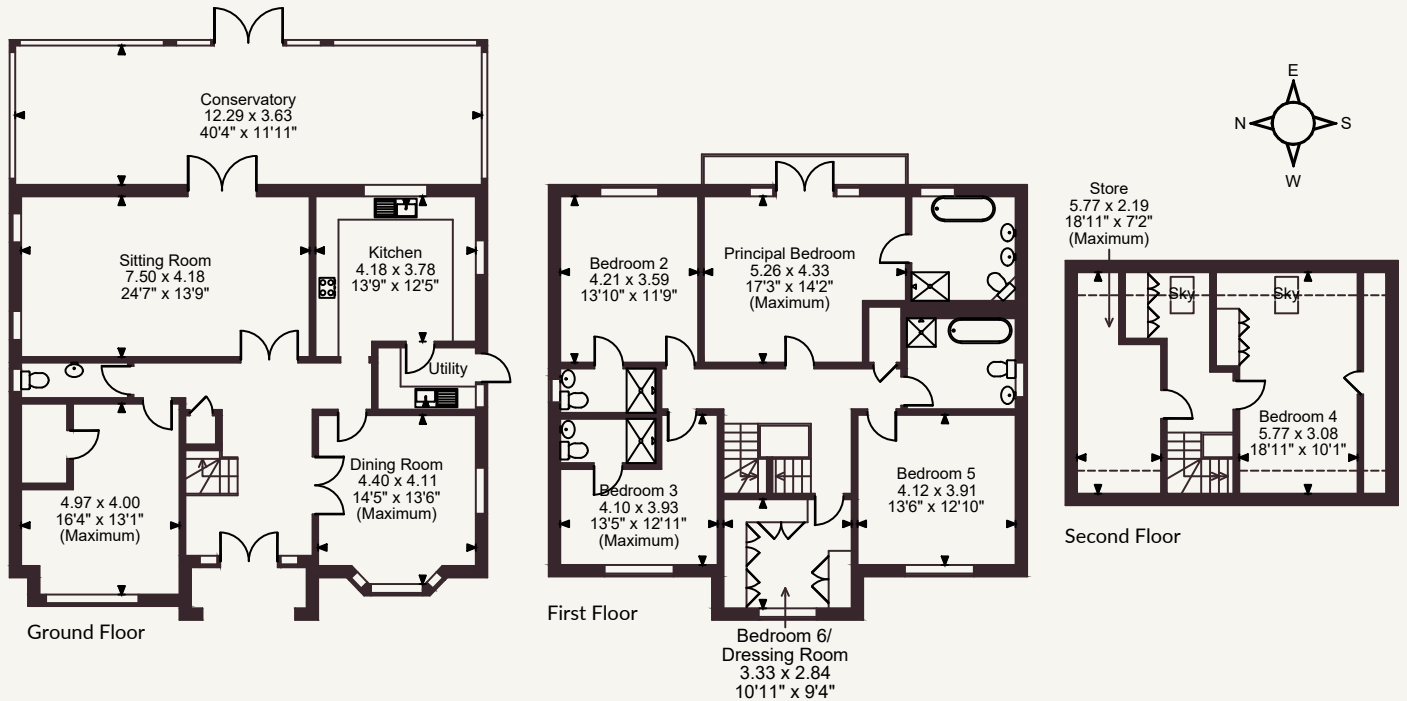
Driveway

Freehold | Village

Guide price £1,300,000



Hill Rise, Cuffley, Potters Bar  
 Internal area 3,413 sq ft (317 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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