



2 Robin Way
Cuffley, Hertfordshire

STRUTT
& PARKER
BNP PARIBAS GROUP

A stylish family detached home situated a highly desirable location in Cuffley.

A beautifully appointed family home with flexible accommodation and elegant, décor, set at the end of a peaceful cul-de-sac. Located conveniently within the highly regarded village of Cuffley, within moments of the surrounding towns and local train and road connections, yet within easy reach of open Hertfordshire countryside.



3 RECEPTION
ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN &
SWIMMING
POOL



FREEHOLD



VILLAGE



1,892 SQ FT



GUIDE PRICE
£1,250,000



The property

An attractive detached property offering almost 2,000 sq ft of well-presented accommodation, with bespoke fittings and neutral, contemporary décor throughout, creating a thoroughly pleasant living space for relaxing or entertaining.

There are three main reception rooms on the ground floor, including the 21ft formal sitting room with its wooden parquet flooring, windows to the front and rear, and ornate feature fireplace. There is also a private study to the front, which is ideal for home working or it can be used as a playroom. At the rear, the sunny conservatory provides space for a dining table and chairs and seating area ideal for everyday living, with its flagstone-style flooring, panoramic windows, ceiling lantern skylight and French doors opening to the rear garden.

Adjoining the conservatory is a semi open-plan spacious kitchen and breakfast room, which provides a social focal point to the lower level. The kitchen is fitted with sleek, modern storage units in white,

a central island with a breakfast bar, a range cooker and space for all the necessary appliances, including an American-style fridge/freezer. Double doors from the kitchen to the study increase the open, airy feel. Off the kitchen is a utility room with a door providing side access. Also on the ground floor is a shower room with a basin and WC.

A turned staircase leads from the welcoming reception hall to the first-floor landing, where there are five bedrooms, one currently used as a music room, and another room used as a family room. The first-floor bedrooms include the principal bedroom with its Japanese shoji-style fitted wardrobes and en suite shower room. There is also a family bathroom on the first floor.



Outside

At the front of the house, a block-paved driveway provides plenty of parking for several vehicles, as well as access to the integrated garage for further parking or home storage and workshop space.

The garden at the rear has a patio area for al fresco dining as well as a heated outdoor swimming pool with its own sun terrace, which also houses a timber-framed sauna. Steps lead to an elevated lawn, with border beds filled with established shrubs, flowering perennials and screening hedgerows.

Location

The property is located within the sought-after Hertfordshire village of Cuffley, which is conveniently located for the surrounding towns and excellent local transport connections. Cuffley offers everyday amenities including small supermarkets, plus a selection of shops, cafés and restaurants, while Potter's Bar, four miles away, offers a further choice of amenities and larger supermarkets.

Distances

- Potter's Bar 3.8 miles
- Brookmans Park 4.7 miles
- Cheshunt 4.2 miles
- Enfield 5.5 miles
- Barnet 7.0 miles
- Hatfield 7.5 miles
- Welwyn Garden City 10 miles
- St. Albans 12 miles

Nearby Stations

- Cuffley
- Potter's Bar
- Cheshunt
- Brookmans Park

The area offers a wide range of state primary and secondary schooling together with a good selection of independent schools including Queenswood, St. John's Prep and Senior, Stormont, Lochinver House, Vita et Pax Prep and Mount House.

The village is conveniently located for transport connections, with Cuffley mainline station offering services to London Kings Cross and Moorgate (both around 40 minutes away), and the M25 just five miles away.



Key Locations

- Great Wood
- Tolmers Scout Camp
- Hertfordshire Zoo
- The Hertfordshire Golf and Country Club
- Brookmans Park Golf club
- Hadley Common
- Trent Park
- Hatfield House

Nearby Schools

- Cuffley School
- Ponsbourne St Mary's CoE
- Goffs Academy
- St John's Preparatory and Senior School
- Queenswood School
- Mount House School
- Stormont School
- Lochinver House School





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Floorplans

Main House internal area 1,892 sq ft (176 sq m)
 Garage internal area 157 sq ft (15 sq m)
 Sauna internal area 28 sq ft (3 sq m)
 Total internal area 2,077 sq ft (193 sq m)
 For identification purposes only.

Directions

EN6 4QB

what3words: ///call.obey.drape - brings you to the driveway

General

Local Authority: Welwyn Hatfield Borough Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G **EPC Rating:** D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Cuffley

Sopers House, Sopers Road, EN6 4RY

01707 0524 206

cuffley@struttandparker.com
 struttandparker.com



@struttandparker

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