



Hanyards Lane, Cuffley



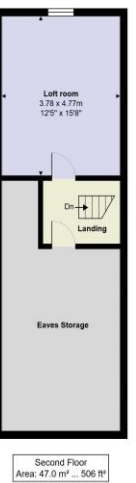
- 3 RECEPTION ROOMS
- SUPER ROOM
- BEAUTIFULLY PRESENTED
- GATED ENTRANCE
- 5 BEDROOMS
- 4 BATHROOMS
- LARGE GARDEN
- PREMIER LOCATION

Hanyards Lane

Cuffley EN6 4AT

Explore this exceptional modern five-bedroom detached residence, situated on the prestigious Hanyards Lane in Cuffley. Extending to approximately 4,500 sq ft, this impressive home has been thoughtfully designed to offer a superb blend of contemporary style, luxury and practical family living. The heart of the property is the stunning open-plan "super room", seamlessly combining the kitchen, dining and living areas to create a spectacular space for both everyday family life and entertaining. A grand entrance hallway sets the tone for the home, leading to a comfortable family room, private study, utility room and stylish downstairs cloakroom. The property also benefits from an integral garage, currently arranged as a gym.

To the first floor, there are five generously sized bedrooms, including a luxurious master suite complete with en-suite bathroom and dressing room. Three further bedrooms also benefit from their own en-suite facilities, making this an ideal home for larger families or those who regularly host guests. A useful loft room provides additional storage space. Externally, the property enjoys a substantial rear garden with a modern patio area and sunken hot tub, creating the perfect setting for outdoor entertaining and relaxation. To the front, a spacious gated driveway provides ample off-street parking. A further major benefit is the existing planning permission for a third floor, allowing the creation of an even more impressive principal suite with en-suite bathroom and dressing room. Plans are available on request.



BANC
PROPERTY GROUP

Hanyards Lane, Cuffley, Potters Bar, EN6 4AT

Total Area: 420.8 m² ... 4529 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		