# BANK GROUP

22

OR SALE

01707 877781

# Warwick Avenue, Cuffley Offers in Excess of £899,995



- BEAUTIFULLY PRESENTED
- 3 / 4 RECEPTION ROOMS
- LUXURY FITTED KITCHEN
- QUIET LOCATION
- 5 BEDROOMS
- LUXURY FAMILY





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DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify that they are in correct working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items that are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of inancial status when an offer is received. We would ask for vour co-operation in order that there will be aske.

### Warwick Avenue Cuffley EN6 4RS

## Offers in Excess of £899,995

#### \*CHAIN FREE\*

Situated in a quiet residential leafy turning, this spacious 5 bedroom detached house which shows in excellent decorative order can be found. The property consists of a large entrance hallway, living room, dining room, a superb fitted kitchen, leading into the garage of which a part is currently being used as a play area and the other half a storage room, utility room, down-stairs cloakroom. Upstairs there are 5 bedrooms with the master bedroom having an en-suite shower room. There is a luxury family bathroom/wet room with a central free-standing bath. The property also offers a good size rear garden with side access as well as plenty of off street parking.

Located within close proximity of Cuffley village with its array of local shops, restaurants and the mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are also within easy reach by car.







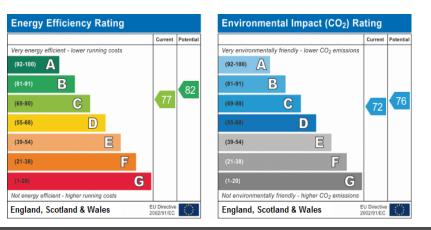








Total area: approx. 215.5 sq. metres (2319.3 sq. feet)



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