

Bradgate Close
Cuffley

JR Sales & Lettings

£1,799,950
Freehold

An exceptional five-bedroom, five-bathroom detached family home extending to approximately 4,622 sq ft over three beautifully appointed floors. Set on a highly sought-after private road in a peaceful location, this immaculate home is less than a mile from Cuffley Village and British Rail station.

Designed for modern family living, the property features an impressive open-plan kitchen, dining and family room, complemented by a separate lounge, dining room/study, utility room, guest cloakroom and integral garage. Underfloor heating runs throughout the ground floor.

The upper floors offer five generous double bedrooms and five luxury bathrooms, including a superb principal suite with a walk-in dressing room. The top floor provides an outstanding recreation room with a cinema area and bar, creating the perfect entertaining space.

Outside, a large driveway offers ample off-street parking, while the beautifully landscaped south-facing rear garden features multiple seating and entertaining areas. Finished to an exceptional standard throughout, this impressive home combines generous accommodation, luxurious finishes and a prime location.

- **Stunning detached family home extending to approximately 4,622 sq ft**
- **Sought-after private road location less than a mile from Cuffley Village and station**
- **Separate lounge, dining room/study, utility room and guest cloakroom**
- **Principal bedroom with walk-in dressing room and en-suite**
- **South-facing landscaped rear garden with multiple entertaining areas**
- **Five double bedrooms and five luxury bathrooms**
- **Impressive open-plan kitchen, dining and family room**
- **Underfloor heating throughout the ground floor**
- **Top-floor recreation room with cinema area and bar**
- **Large driveway providing ample off-street parking and integral garage**





Front
Block paved driveway with shrub and flower borders. EV car charger point. Lighting.

Storm Porch
Hardwood entrance door with opaque leaded light double glazed windows to the side. Leading to the:-

Hallway
Stairs to the first floor with timber balustrade. Moulded coving to ceiling. Inset spotlights. Feature mirror wall. Cupboard under the stairs. Porcelain tiled floor. Under floor heating. Doors to:-

W.C.
Low flush W.C. with push button flush. Wall hung vanity wash hand basin with drawer under and mixer tap. Extractor fan. Inset spotlights. Fitted mirror. Porcelain tiled floor. Under floor heating.

Front Lounge
Leaded light double glazed windows to the front. Moulded coving to ceiling. Inset spotlights. Feature media wall with inset TV space and panoramic landscape electric feature fireplace.

Open Plan Kitchen/Lounge/Dining Room
Entered by French doors. Porcelain tiled flooring with under floor heating. Leaded light double glazed windows to the rear with fitted plantation shutters. Feature Crittal style French doors with matching side windows. Stunning extensive range of wall and base fitted units with quartz worktops and upstands over and matching centre island/breakfast bar incorporating an underslung stainless steel sink with Quooker tap and drainer grooves. Eye level double oven. Five ring induction hob with matching extractor fan over. Glass splash backs. Media wall with recess for TV. Inset spotlights. Sonos speakers in ceiling. Door to:-

Utility Room
Leaded light double glazed window to the side. Range of wall and base fitted units with quartz worktops over incorporating a stainless steel sink with mixer tap and pull out hand attachment. Eye level double oven. Integrated dishwasher. Feature stainless steel triple size fridge with wine rack. Porcelain tiled floor. Door to the:-

Garage
Electric up and over door. Leaded light double glazed window to the side. Plumbing and spaces for tumble drier, washing machine and fridge freezer. Fitted cupboards. Wall mounted boiler, water softener, hot water storage cylinder, consumer units and manifold for under floor heating.

Study/Playroom
Leaded light double glazed windows to the rear. Velux window. Wooden flooring. Feature mirror wall with glass shelving.

First Floor Landing
Moulded coving to ceiling. Leaded light double glazed window to the front. Feature cast iron style column radiator. Stairs to the second floor with a timber balustrade. Doors to:-

Bedroom 2
Leaded light double glazed windows to the rear. Feature cast iron column style radiator. Inset spotlights to ceiling. Range of fitted wardrobes. Door to:-

En-Suite Shower Room
Leaded light double glazed window to the side. Low flush W.C. with push button flush. Wall hung vanity wash hand basin with mixer tap and pull out drawer, Chrome towel radiator. Walk in shower enclosure with mixer valve hand attachment and rain head. Inset spotlights. Extractor fan. Extensively tiled walls and flooring in complimentary ceramics. Under floor heating.

Bedroom 3
Leaded light double glazed window to the front. Feature cast iron style column radiator. Inset spotlights to the ceiling. Walk in wardrobe alcove with shelving, hanging space and mirrors. Door to the:-

En-Suite Shower Room
Opaque leaded light double glazed window to the side. Chrome towel radiator. Low flush W.C. Wall hung vanity wash hand basin with mixer tap and pull out drawer. Walk in shower enclosure with mixer valve, hand attachment and rain head. Inset spotlights. Extractor fan. Extensively tiled walls and flooring in complimentary ceramics. Under floor heating.

Master Bedroom Suite
Leaded light double glazed windows to the rear with fitted plantation shutters. Inset spotlights. Cast iron style feature radiator. Doors to:-

Walk-in Wardrobe
Leaded light double glazed windows to the rear with fitted plantation shutters. Radiator. Extensive range of fitted wardrobes, cupboards, drawers and shelving. Fitted mirror. Inset spotlights to the ceiling.

En-Suite Bathroom/Shower
Leaded light double glazed window to the side. Suite comprising of a low flush W.C. Vanity wash hand basin with mixer tap and pull out drawer. Inset into the wall deep filled bath with mixer tap and shower attachment. Double shower enclosure with mixer valve, rain head and hand attachment. Chrome towel radiator. Inset spotlights to the ceiling. Extractor fan. Extensively tiled walls and flooring in complimentary ceramics. Under floor heating.

Bedroom 4
Leaded light double glazed windows to the front. Inset spotlights to ceiling. Feature column cast iron style radiator. Fitted wardrobes.

Family Bathroom
Opaque leaded light double glazed window to the side. Low flush W.C with push button flush. Deep filled bath with mixer tap, hand attachment and shower valve, rain head over and folding glass shower screen. Vanity wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Feature column cast iron style radiator. Inset spotlights to ceiling. Extractor fan. Fitted cupboard. Extensively tiled walls and flooring in complimentary ceramics. Underfloor heating.

Second Floor Landing
Double glazed Velux window. Radiator. Two fitted storage cupboards. Door to:-

Entertainment Family Room/Bedroom 5
Double glazed Velux windows. Double glazed windows to the rear. Two radiators. Inset fitted cupboards. Inset spotlights to the ceiling. Storage cupboards in the eaves. Engineered oak wooden flooring. Door to:-

Bedroom 6
Double glazed Velux window to the front. Radiator. Fitted cupboard into the eaves. Inset spotlights to the ceiling. Door to:-

En-Suite Bathroom
Double glazed Velux window. Low flush W.C. with push button flush. Chrome towel radiator. Fitted cupboard. Wall hung vanity wash hand basin with mixer tap and cupboard under. Deep filled bath with mixer tap and hand attachment. Part tiled walls and flooring in complimentary ceramics.

Secluded Rear Garden
Large Indian sandstone patio area. Carriage lights. Side access via timber gate. Power points. Water tap. Steps to a further paved patio area. Seating areas. Raised shrub and flower borders. Laid lawn with mature shrub and flower borders. Timber shed with glazed windows.

Property Information
Starlink Satellite internet and cat 6 ethernet points throughout the property. CCTV.

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.









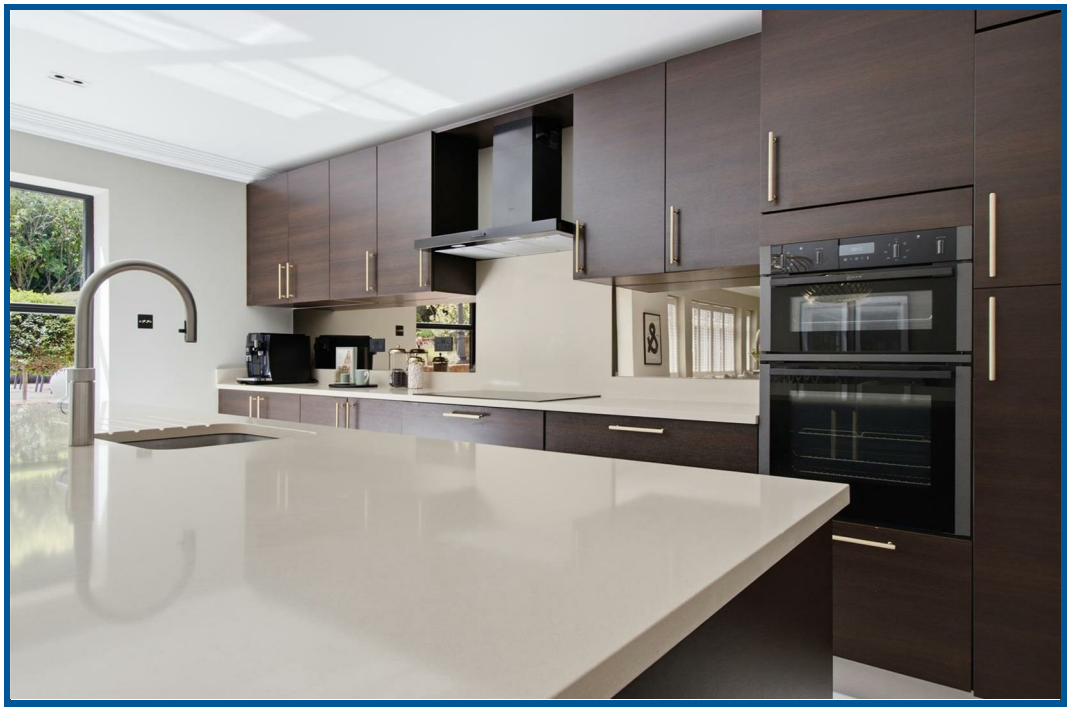


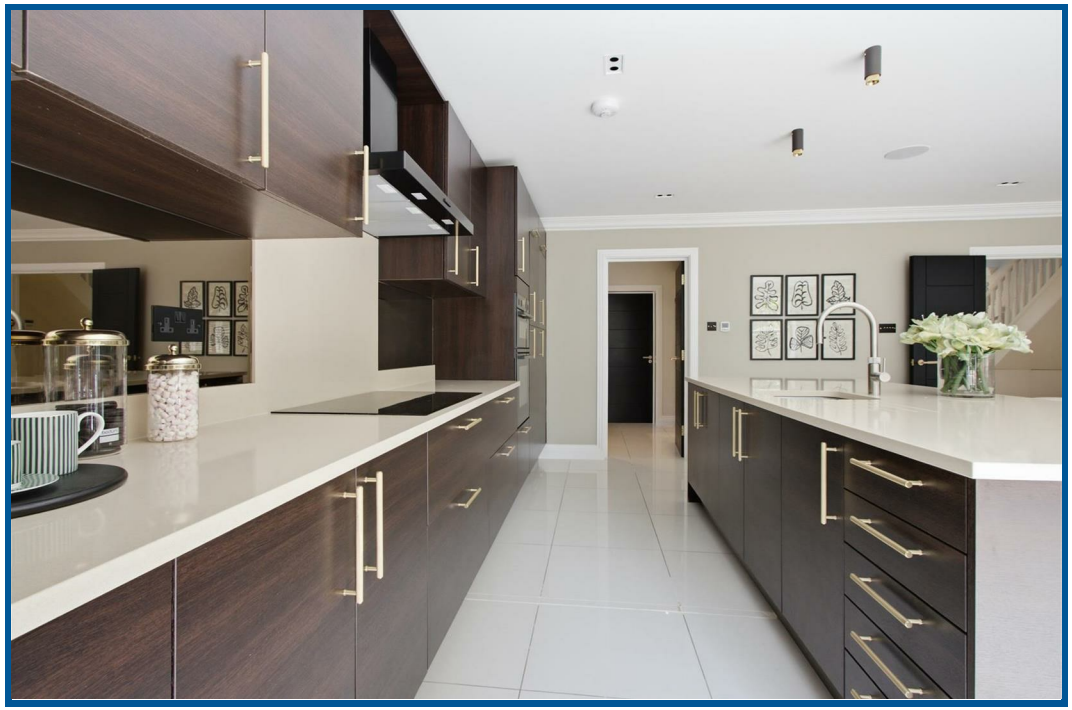


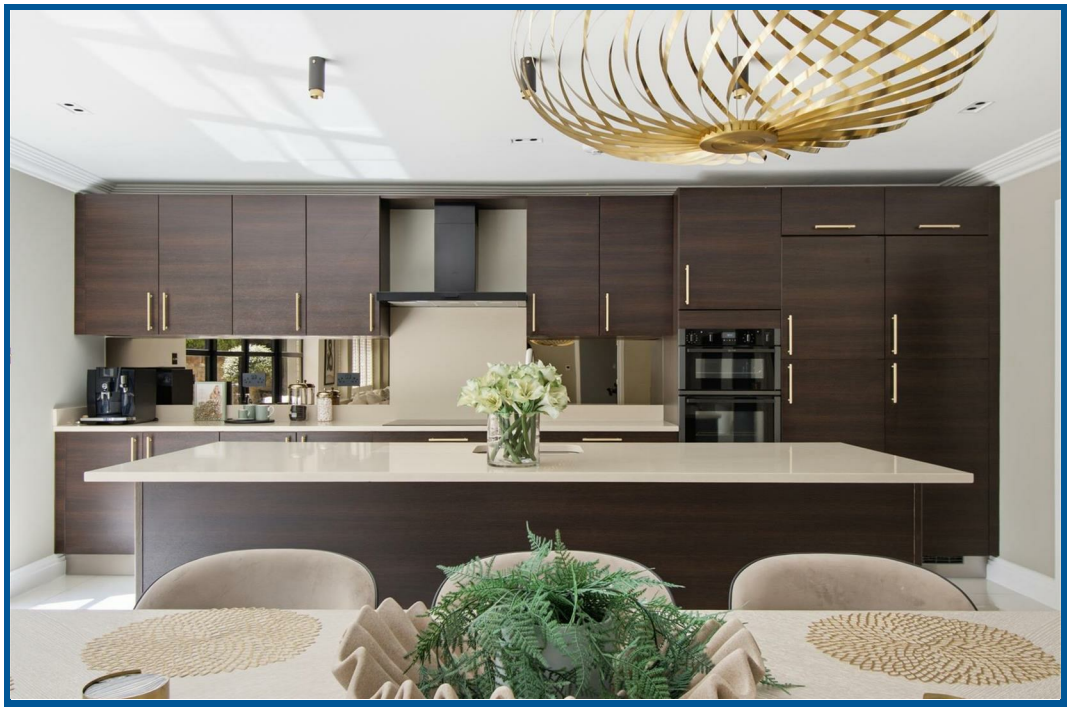




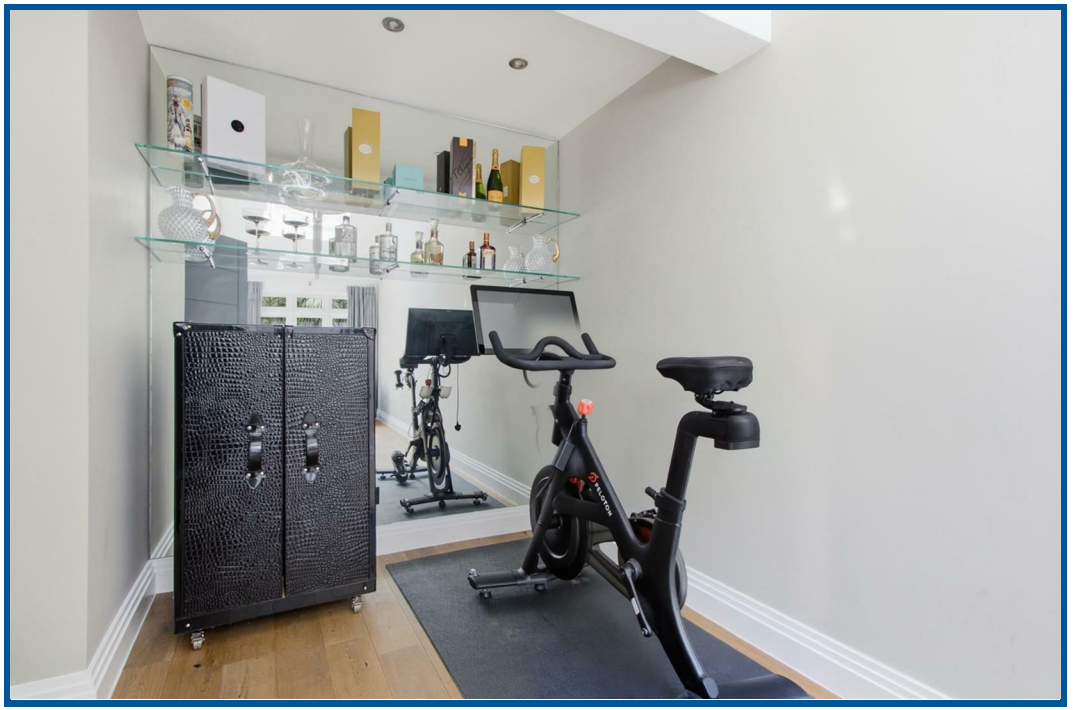




















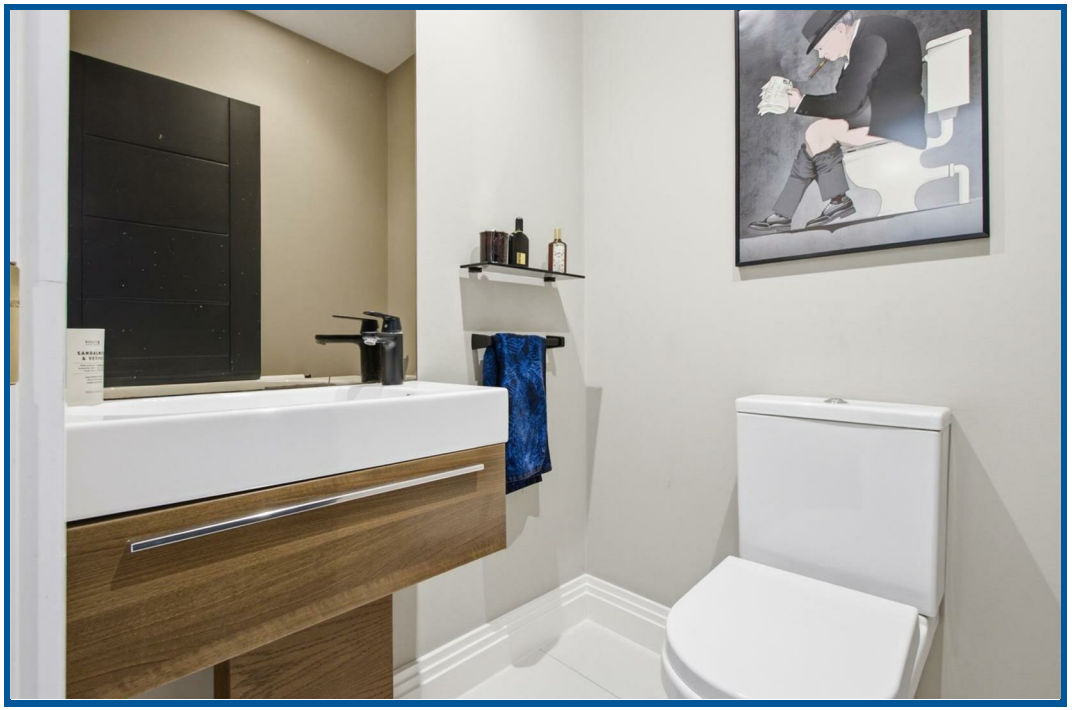






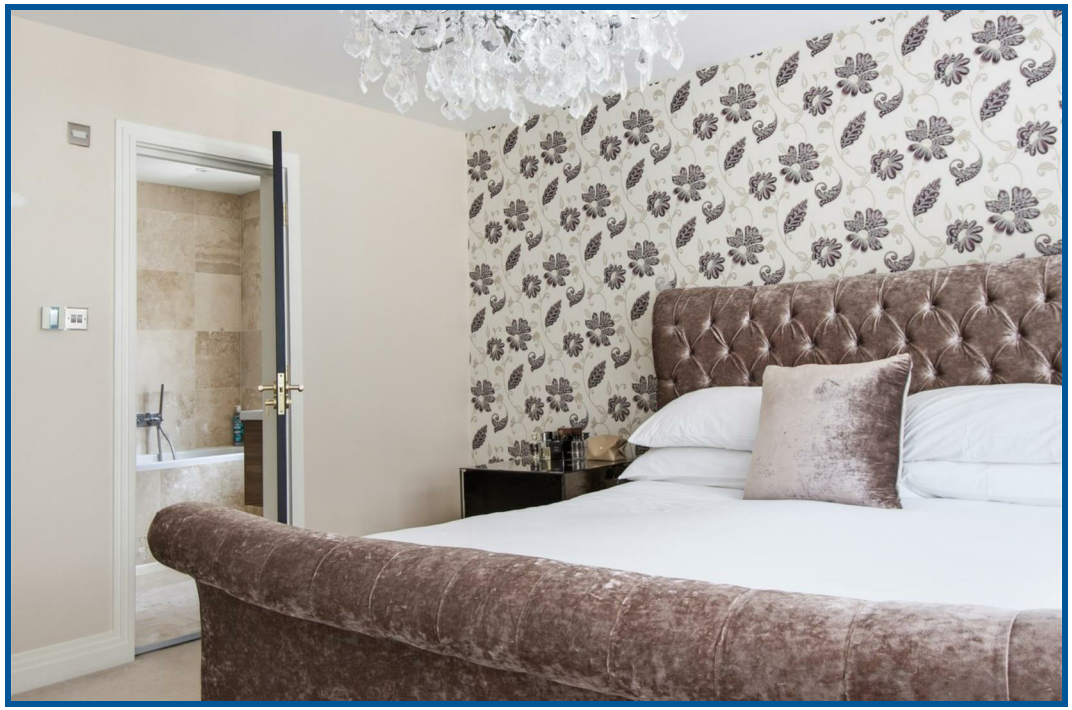




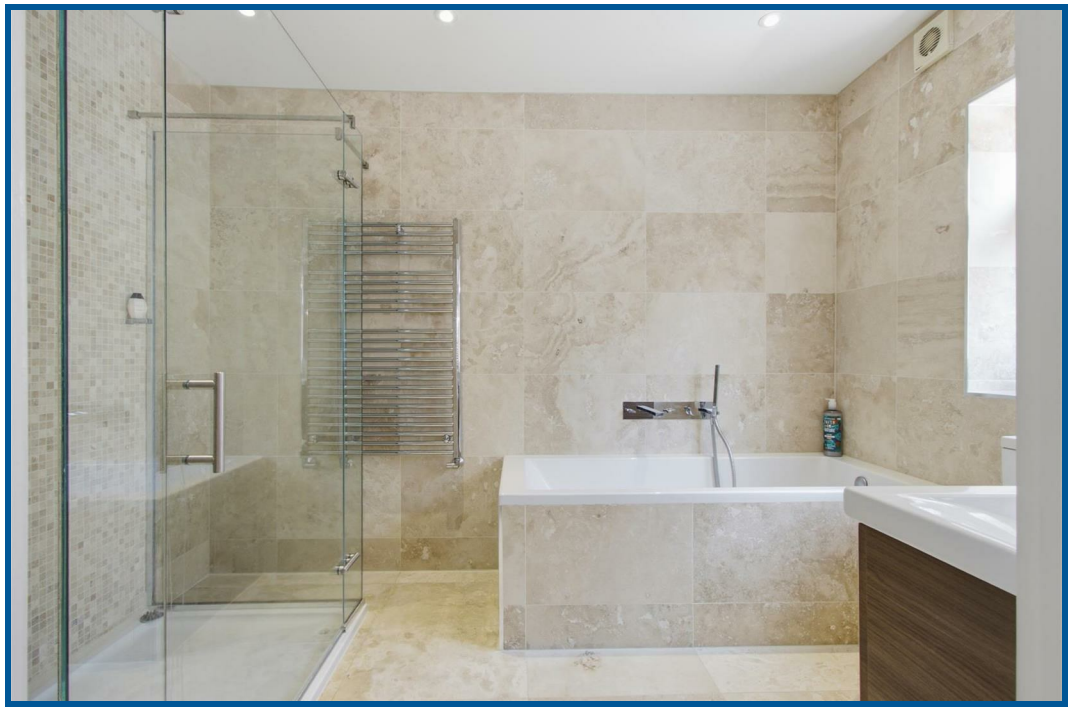




































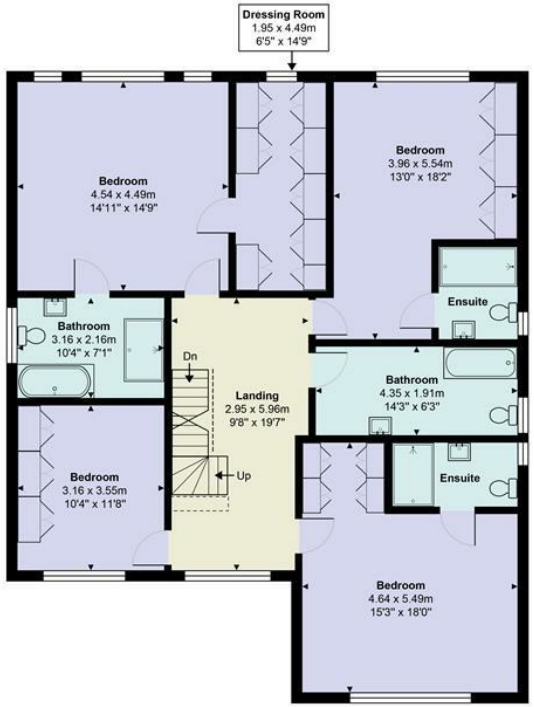




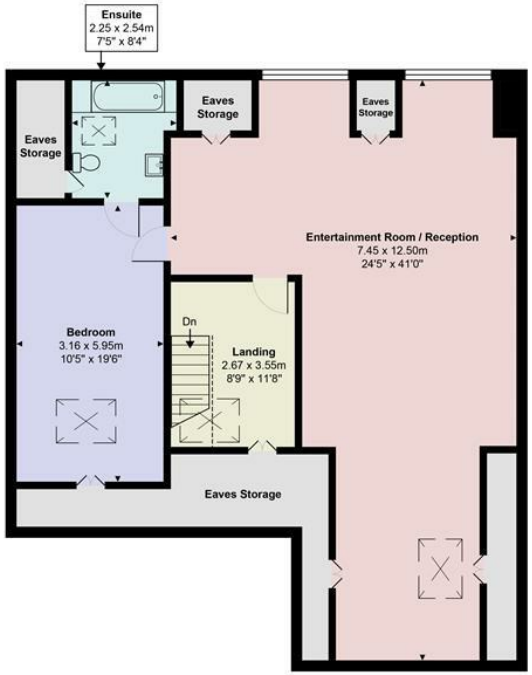




Ground Floor
Area: 153.5 m² ... 1652 ft²



First Floor
Area: 125.5 m² ... 1351 ft²



Second Floor
Area: 116.9 m² ... 1258 ft²



Bradgate Close, Cuffley, Potters Bar, EN6 4RF

Total Area: 395.9 m² ... 4262 ft²

All measurements are approximate and for display purposes only

