



7 HILL RISE
CUFFLEY, EN6 4ED



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ACCOMMODATION SUMMARY

7 Hill Rise, is a modern four bedroom family home located in the suburban area of Cuffley, in Hertfordshire. Situated just a four-minute drive from the train station, and local shops. This wonderful, detached residence offers circa 2055 sq. ft. of modern accommodation.

The driveway not only adds an element of exclusivity and security to the property but also offers a sense of seclusion. This wonderful home benefits from extensive parking for approximately four vehicles, with a single car garage, mature & private manicured gardens, and a modern open plan kitchen/family room.



GROUND FLOOR

The home opens into the hallway which showcases the interior of a well-maintained and modern family home.

The ground floor comprises a contemporary open-plan kitchen and family living area, a well-appointed utility room, a stylish guest cloakroom, and a downstairs WC.



GROUND FLOOR

There are some stunning rooms on the ground floor including the kitchen/diner, which is spacious, double doors leading to the rear outdoor terrace and certainly is the heart of the home for dinner parties and gatherings. There is an excellent range of miele appliances, with also a breakfast table for two to enjoy breakfast. The dining area has a table that can accommodate up to six guests, and a beautiful living area to relax and watch television with the family.





GROUND FLOOR

Off the kitchen is a utility room, as well as you have your all-important pantry beside the breakfast bar.



GROUND FLOOR

The living room is a wonderful space to sit after dinner and relax. It's been decorated to reflect the personal style and overall ambience of the home. The living space has a feature inset fireplace, a five-panel bay window, three matching seating pieces positioned perfectly for relaxing, and from the tones used, silver, gold and navy offer texture and contrast adding warmth and character to this space.



FIRST FLOOR

The principal bedroom exemplifies the perfect marriage of classic detailing and modern convenience. The standout feature is the full wall of floor-to-ceiling dark wood fitted wardrobes, offering ample integrated storage while maintaining a sleek, seamless aesthetic. The dual-aspect Georgian-style sash windows offer a calm and elevated picturesque atmosphere.



FIRST FLOOR

The large 3-piece en-suite benefits from floor to ceiling tiles, a modern touch.



FIRST FLOOR

There are three additional bedrooms on the first floor and a family bathroom.







SECOND FLOOR

This attic room is a clever and stylish transformation into a multifunctional bedroom and music studio. It maximises limited space with smart layout choices, natural lighting, and vibrant personality. Ideal for someone who wants their bedroom to also be a creative sanctuary.



OUTSIDE

The rear garden features an inviting paved terrace immediately outside the property, with steps leading up to an expansive lawn area. The rear exterior of the home is neat, and well proportioned. The garden provides excellent potential for entertaining, gardening, or children's play. There's a blend of function and comfort, and although not overly landscaped, it's spacious and versatile.





OUTSIDE

At the front, the property benefits from off-street parking and convenient access to the tandem garage.



LOCATION

Cuffley is a small historic & civil parish located in Hertfordshire surrounded by the Greenbelt with access to either Cuffley or Potters Bar.

Cuffley is a larger surrounding village with multiple shops & services serving the local community. There are two primary schools in the Parish, Northaw Church of England Primary School & Cuffley School. Cuffley village is 0.5 mile away and provides locals shops, doctors and dentist surgeries, and railway station with regular services to Moorgate in 35 minutes

Location is the main advantage of the town since it is situated quite close but at the same time far enough from central London. Only 13 miles north of central London, and adjacent to the greater London boundary, but when you're here you feel like you're in the middle of the countryside.

NORTHAW GREAT WOOD: This extensive nature reserve is one of Hertfordshire's largest remaining historic wood pasture commons and comprises open bracken glades and wide rides with oak, hornbeam and birch woodland.

Notable attractions include The Plough, Hertfordshire Zoo, Hatfield House & Park

There are a number of well-established private golf courses:

- Brookman's Park Golf Club - Brookman's Park Golf Club is regarded as one of the most picturesque, and impressive Golf clubs in Hertfordshire, offering some magnificent views.

TRANSPORT:

The cosmopolitan feel of the town with Potters Bar being on one side and Cuffley on the other its excellent road and rail connections is a real draw. It is an excellent commuter town for London whilst being firmly in the heart of the suburb countryside

Cuffley is close to the M25, & M1 and A10 which can get you into London. Central London can be reached within a 45-minute drive. The town's railway station is on the National Railway Station with regular fast services to Moorgate station. The fast train takes 40 minutes to London Moorgate. This can be accessed via Cuffley. In addition, you also have Potters Bar as an alternative which can get you into Finsbury Park in 20 minutes.

For international travel, Luton Airport is approximately a 40-minute drive and Heathrow Airport is approximately 50 minutes.

LOCAL SCHOOLS:

- Queenswood School 2.6 miles
- Cuffley School 0.8 miles
- Stormont School 3.8 miles
- Lochinver House School 4.6 miles
- St John's Preparatory Senior School 4.7 miles

TRAIN STATIONS:

- Cuffley Train Station 4 minute Drive
- Potters Bar Train Station 4.8 miles



Photo credit: Photo by Nasif Tazwar

GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Welwyn Hatfield Council, Council Tax Band: G

VIEWING ARRANGEMENTS:

Strictly via the vendors sole agents Luxury Property Partners (Pierre Luxe) 07438 891 232,
pierreforrester@luxurypropertypartners.co.uk

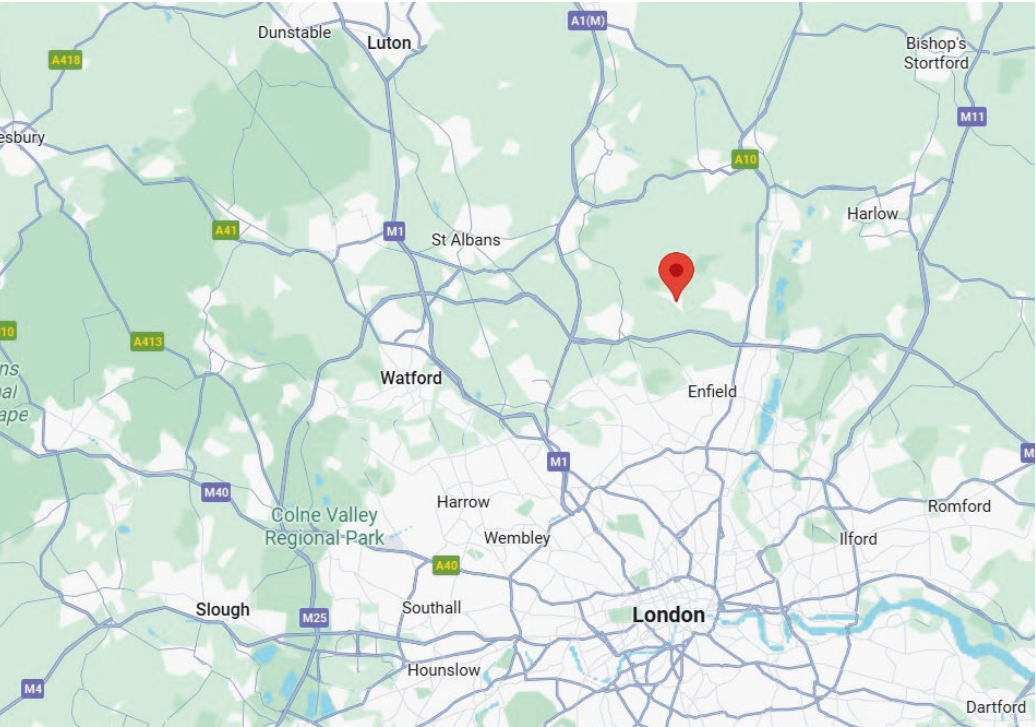
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

BULLET POINTS:

- Four Bedrooms
- Loft Room – Additional 5th Bedroom
- Modern Family Home
- Garage
- Driveway
- Great Location
- Garden
- Freehold | Council Tax Band: G
- EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

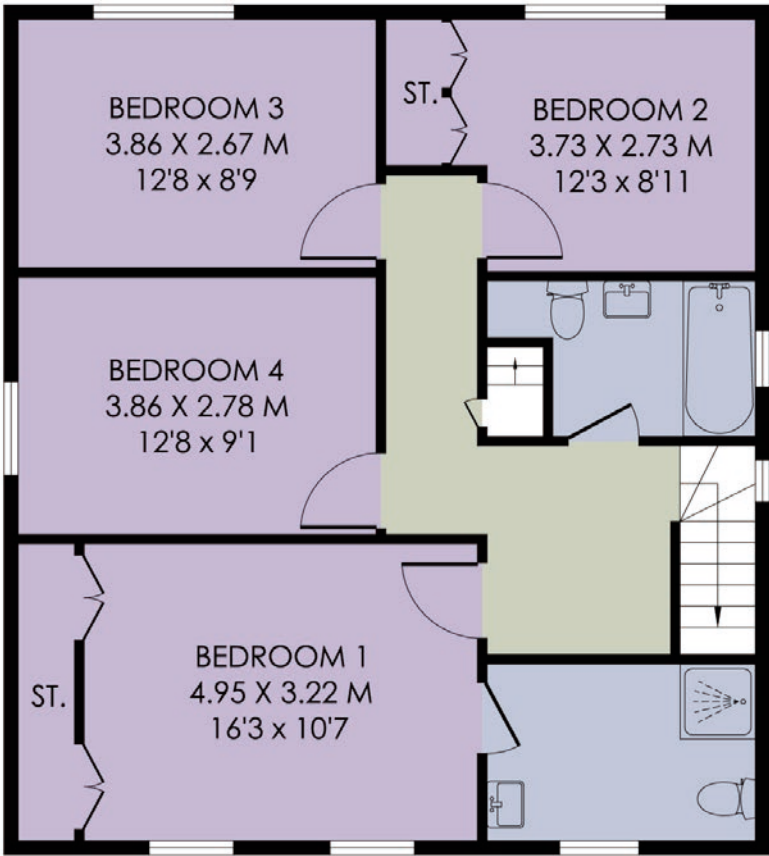


GROUND FLOOR

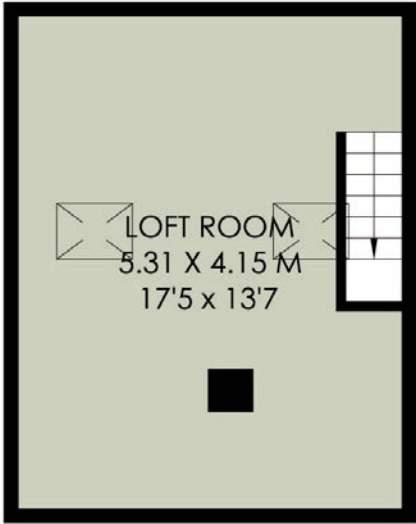
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2055 SQ FT/ 191 SQ M
TOTAL: 2055 SQ FT/ 191 SQ M



FIRST & SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2055 SQ FT/ 191 SQ M
TOTAL: 2055 SQ FT/ 191 SQ M







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Important Notice

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