

Bryan Bishop
and partners

The Ridgeway

Cuffley, EN6 4BB



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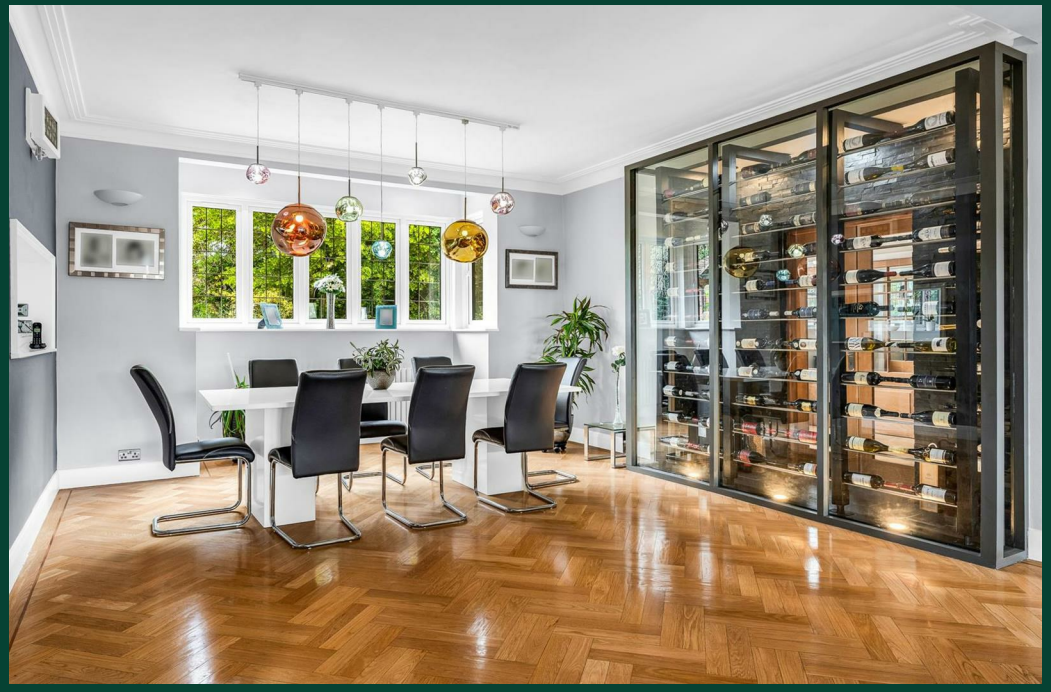


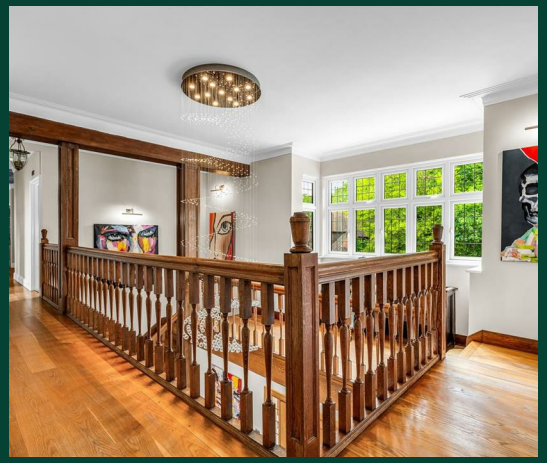

FLANNEL







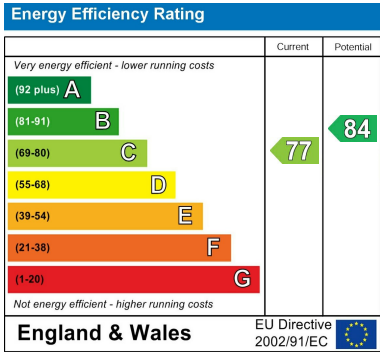

PORTWAY E15








Office
4.25 x 5.99m
13'11" x 19'7"
Living Room
5.12 x 6.99m
16'9" x 22'7"
Entrance Hall
6.71 x 7.64m
22'0" x 25'1"
Dining/Family Room
5.06 x 6.26m
16'7" x 41'1"
Kitchen / Breakfast Room
8.27 x 5.00m
27'2" x 16'5"
Utility Room
5.32 x 3.30m
17'7" x 10'11"
Garage
6.81 x 7.50m
21'9" x 24'7"
Ground Floor
Area: 319.5 m² ... 3439 ft²
Ensuite
5.12 x 3.24m
16'9" x 10'8"
Bedroom
5.18 x 4.50m
17'0" x 14'9"
Bedroom
4.25 x 4.50m
13'11" x 14'9"
Balcony
Bedroom
4.57 x 4.50m
15'0" x 14'9"
Bedroom
5.12 x 3.74m
16'9" x 12'3"
Bedroom
4.57 x 3.91m
15'0" x 11'11"
Balcony
Bedroom
8.62 x 4.20m
31'7" x 13'11"
Dressing Room
Ensuite
5.82 x 5.97m
19'1" x 19'7"
First Floor
Area: 316.8 m² ... 3410 ft²
W/C / Utility
Kitchen
3.16 x 2.98m
10'5" x 9'9"
Living Room
6.47 x 6.05m
21'3" x 19'10"
Ground Floor
Area: 59.6 m² ... 641 ft²
Bedroom
2.42 x 3.22m
7'11" x 10'7"
Bedroom
3.37 x 5.47m
11'1" x 17'11"
First Floor
Area: 45.9 m² ... 494 ft²
Bedroom
2.95 x 4.91m
9'8" x 16'1"
Living Room/Studio
7.01 x 4.91m
23'0" x 16'1"
Annex/Gym
Area: 56.3 m² ... 606 ft²
Total Area: 962.9 m² ... 10364 ft²
Pump Room
Changing Room
Steam Room
16.93 x 7.84m
55'6" x 25'9"
Pool Complex
Area: 164.8 m² ... 1774 ft²


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
84
England & Wales
EU Directive 2002/91/EC
















POST
PLEASE REMOVE
YOUR SHOES
AND DONT TAKE
A BETTER PAIR





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