



Burleigh Way, Cuffley | EN6 4LG

£629,995 | Freehold

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REALISTICALLY PRICED FOUR BEDROOM DETACHED property with EXTENSIVE VIEWS OVER THE CUFFLEY COUNTRYSIDE in need of some updating and benefits from a GROUND FLOOR CLOAKROOM, separate dining room and garage. MASSES OF POTENTIAL with this ELEVATED PLOT.





Entrance Porch

Front door from the outside

Entrance Hall

Door from porch, radiator, stairs to first floor, understairs storage cupboard

Ground Floor Cloakroom

Window to front, half tiled walls, fitted with a low flush w/c, wash hand basin, plumbing for washing machine

Lounge

With patio doors to garden, two radiators, tv point, gas fire, coved ceiling

Dining Room

Patio doors to rear garden, radiator, radiator, parquet flooring, door to kitchen

Kitchen

Fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, gas and electric cooker points, central heating boiler, window to front, door at side

Landing

Bedroom One

Window to rear, radiator, range of wardrobes

First Floor Landing

Airing cupboard, access to loft space

Bedroom Two

Twin windows to front, radiator, range of fitted wardrobes

Bedroom Three

Window to rear, radiator, fitted wardrobes

Bedroom Four

Window to rear, radiator, fitted cabin bed

Refitted Bathroom/WC

Fitted with a suite comprising low flush w/c, panel enclosed bath with mixer taps, vanity wash hand basin, cupboards below, heated towel rail, radiator, window to front

GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
Made with Hdrpmap 02023

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	F
EPC Rating	D

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Front Garden
Laid to lawn with various flower and shrub beds, driveway leading to garage

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.