



Cutmore Drive, Colney Heath, AL4 0PH

Asking Price £450,000



## Cutmore Drive, Colney Heath

Situated in a tucked away position in the corner of a quiet cul de sac in the popular village of Colney Heath, within a short walk of the village centre and primary school, is this extended family home with parking for several vehicles and lovely well established gardens. This delightful family home is being offered for sale for the first time since it was built in the late 1970's and briefly comprises of entrance porch, entrance hall, ground floor wc, dual aspect lounge/dining room, refitted kitchen with built in appliances, conservatory with doors to rear and side gardens, three double bedrooms, refitted bathroom, gas radiator central heating and double glazing. Outside there are well established and maintained gardens, there is side access to the rear garden and a private parking area to the front for several vehicles..





#### **Entrance Porch**

External storage cupboard, double glazed entrance door to:

#### **Entrance Hall**

Stairs to first floor with recess under, radiator with decorative cover, cloaks cupboard, smart central heating thermostat, wood effect flooring, door to lounge, kitchen and wc.

#### **Ground Floor Wc**

Dual flush wc, wash hand basin with mixer tap and tiled splash back, radiator, double glazed window to front.

#### **Dual Aspect Lounge/dining Room**

23'5 x 10'7 max

Dual aspect room with double glazed windows to front and patio doors to the rear leading to the conservatory, two radiators, tv point, feature fireplace with decorate surround, hearth and display mantle, serving hatch to kitchen.

#### **Conservatory**

11'4 x 9'5

Double glazed windows to side and rear, French doors to rear and door to side, radiator, tiled floor, power and tv points, French doors to lounge/dining room and door to kitchen.

#### **Refitted kitchen**

11'4 x 11'1

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drainers with mixer tap, built in gas hob with oven under and extractor hood over, space for fridge/freezer, plumbing for washing machine, tiled floor, cupboard housing wall mounted gas fired boiler, double glazed window to rear and door to conservatory.

#### **Landing**

Bulkhead storage cupboard, airing cupboard housing hot water cylinder, access to loft, doors to:



#### **Bedroom One**

12'5 x 10'6

Double glazed window to front, radiator.

#### **Bedroom Two**

10'8 x 10'6

Double glazed window to rear, radiator, built in double wardrobe.

#### **Bedroom Three**

9'x 7'9 plus door recess

Double glazed window to front, radiator, built in wardrobe.

#### **Refitted Bathroom**

Refitted suite comprising of panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, chrome effect heated towel rail, double glazed window to rear.

#### **Front Garden**

Private well established garden with mature flower and shrub beds, bushes and evergreens, lawn area, enclosed with fencing with a gate to front and path to front door, water tap, light, gate to side leading to side and rear gardens.

#### **Private Parking**

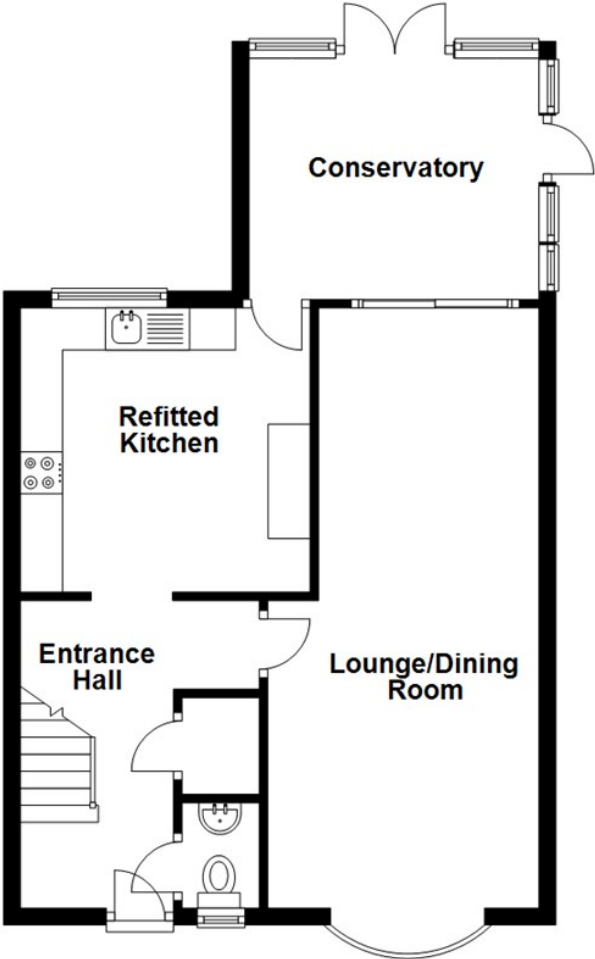
Graveled area providing private off street parking for several vehicles.

#### **Side & Rear Gardens**

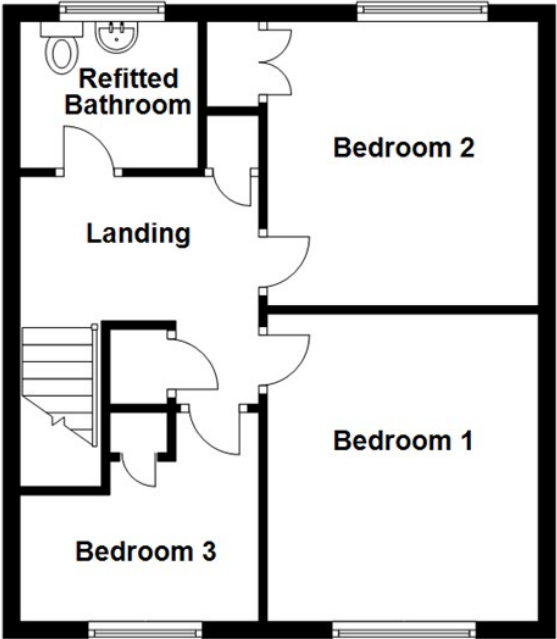
Well established and maintained with mature flower and shrub beds, mature bushes and evergreens, patio area, two timber sheds, water tap, power points, lights, gate to side leading to the front garden.



**Ground Floor**



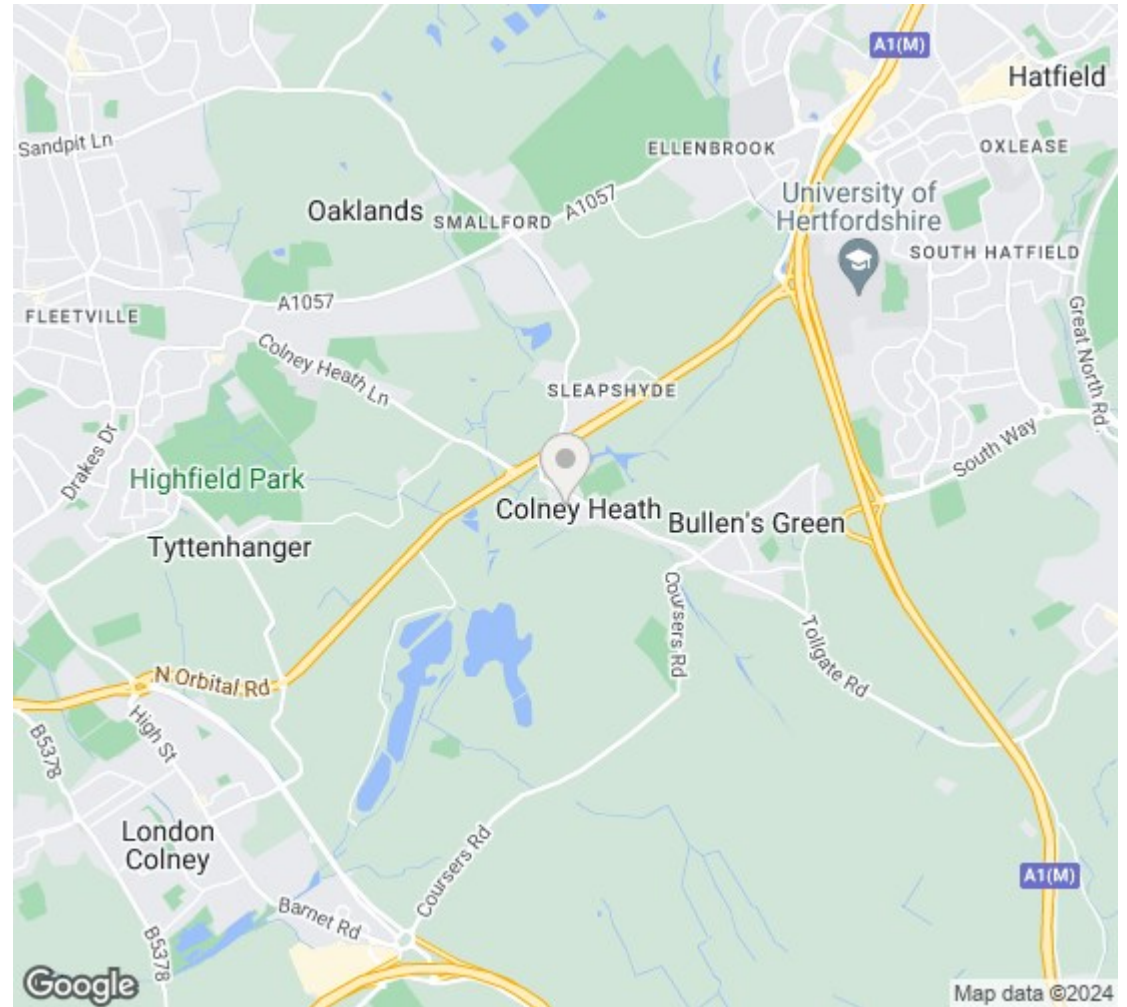
**First Floor**



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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