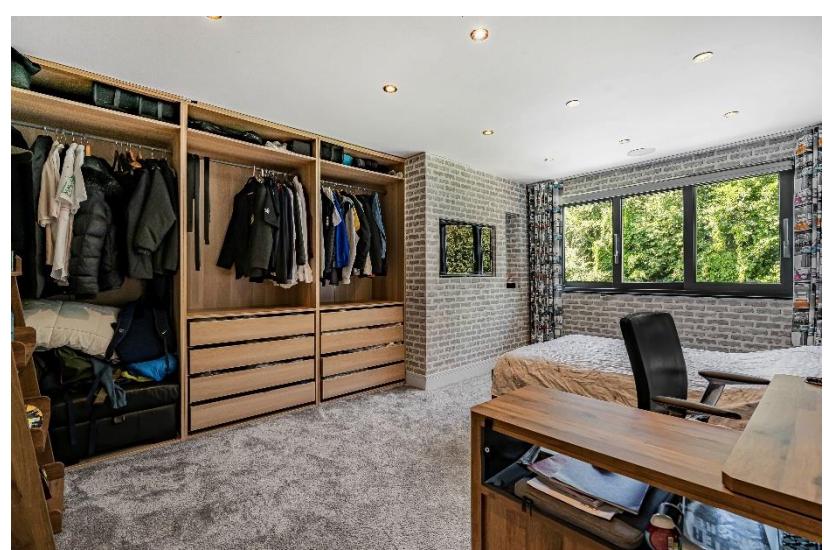




**Homewood Avenue, Cuffley**



- UNDERFLOOR HEATING THROUGHOUT
- SUPER ROOM
- STYLISH OPEN-PLAN LIVING SPACE WITH FULL-HEIGHT SLIDING DOORS
- INTEGRATED SONOS SOUND SYSTEM
- PLANNING PERMISSION GRANTED TO EXTEND THE TOP FLOOR
- FOUR BEDROOMS FOUR BATHROOMS
- LANDSCAPED REAR GARDEN WITH PATIO AREA
- WALKING DISTANCE TO STATION

This impressive, detached family home offers four well proportioned bedrooms and four bathrooms and is set on a highly desirable residential road in the heart of Cuffley. Designed with modern living in mind, the property provides bright, well-balanced accommodation throughout, enhanced by underfloor heating throughout and excellent natural light. At the centre of the home is a stylish open-plan living space that flows effortlessly into the rear garden via full-height sliding doors, creating an ideal setting for both everyday family life and entertaining. The contemporary kitchen is finished with clean lines, quality appliances and generous worktop space, making it as practical as it is visually appealing. Outside, the attractive rear garden features a patio area perfectly suited to outdoor dining and summer gatherings. Upstairs, the bedrooms are thoughtfully laid out to provide comfortable and private accommodation, while additional features include ample built-in storage, off-street parking, a garage, electric vehicle charging point, and an integrated Sonos sound system. Planning permission has also been granted to extend the top floor, offering excellent scope for future enhancement.

Cuffley remains one of Hertfordshire's most sought-after villages, benefiting from direct rail links into London (Moorgate and Finsbury Park), a range of local shops and cafes, well regarded schools, sports clubs, and access to beautiful surrounding countryside. A superb opportunity to acquire a stylish, well-located home with further potential in a prime village setting.



**Approximate Gross Internal Area 2819 sq ft - 262 sq m  
(Including Garage)**

Ground Floor Area 1408 sq ft - 131 sq m

First Floor Area 1006 sq ft - 93 sq m

Loft Room Area 405 sq ft - 38 sq m

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

