



Rainbow Estate Agents 

Colesdale

Cuffley, Potters Bar, EN6 4LQ

- POTENTIAL FOR REAR EXTENSION
- HALF MILE TO CUFFLEY BR STATION
- SET ADJACENT TO OPEN FIELDS
- SECLUDED POSITION

PRICE: £519,995 FREEHOLD

EPC Rating '71'





Property Description

Colesdale is a well maintained cul-de-sac of similar type properties ideally located just half a mile from Cuffley BR Station and the popular Cuffley village with all its associated amenities. Local schooling for all ages is close by and this property falls into the catchment for the highly regarded Goffs Academy Senior School.

This particular property is enviably set at the end of a pedestrianised terrace with views over open land to the side aspect which ensures a good degree of privacy both internally and externally.

The gardens are a real feature being beautifully landscaped to both the front and rear aspects and being well stocked with an abundance of annuals, perennials and ever-green planting. The



rear garden offers entertaining space on the patio immediately to the rear of the property and the large lawn gives access to the raised rear sun terrace. Additionally there is a large timber summerhouse office measuring approx. 4m x 3m at the top of the garden providing an excellent work from home space.



Internally the presentation of the property is superb with a high finish throughout and all the facilities that you would expect in a property of this quality. The entrance hall gives access to the guest cloakroom/wc and further grants access to the lounge/diner. The lounge/diner is dual aspect with double doors leading onto the rear patio and a picture window to the front aspect. To complete the ground floor is a high gloss kitchen with fitted appliances including eye level double oven with microwave, fridge/freezer and dishwasher.



The first floor of the property allows you to enjoy the stunning views over open farmland from every window and the landing offers a picturesque un-interrupted view of the adjoining landscape.



There are three bedrooms all with fitted wardrobes and the fully tiled bathroom presents with a white suite including 'P' shaped bath and overhead electric shower.

Externally the gardens are a delight offering large landscaped gardens to both front and rear aspects. Additionally there is a garage en bloc located close to the rear access at the property.

The position of this particular home is superb and unrivalled offering seclusion and picturesque views and the unique opportunity this property offers should encourage early viewing.



ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

6' 10" x 4' 0" (2.08m x 1.22m)

CLOAKROOM / WC

5' 6" x 2' 10" (1.68m x 0.86m)

LOUNGE / DINER

23' 9" x 15' 6" (7.24m x 4.72m) < to 23'9 x 9'4

KITCHEN

11' 3" x 8' 10" (3.43m x 2.69m)

REAR LOBBY

5' 4" x 2' 8" (1.63m x 0.81m)



FIRST FLOOR LANDING

8' 7" x 5' 11" (2.62m x 1.8m)

BEDROOM ONE

12' 6" x 11' 8" (3.81m x 3.56m) Maximum measurements up to wardrobes

BEDROOM TWO

11' 6" x 9' 5" (3.51m x 2.87m) Maximum measurements up to wardrobes

BEDROOM THREE

8' 7" x 6' 5" (2.62m x 1.96m) Measurements up to fitted wardrobes

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)





EXTERIOR

FRONT GARDEN

REAR GARDEN

70' 0" (21.34m Unmeasured)

TIMBER SHED/HOME OFFICE

13' 1" x 9' 10" (4m x 3m) Power and light connected

GARAGE EN BLOC



CHARGES AND TENURE

Freehold Title

Council Tax - Band E Borough of Broxbourne

UTILITIES AND SERVICES

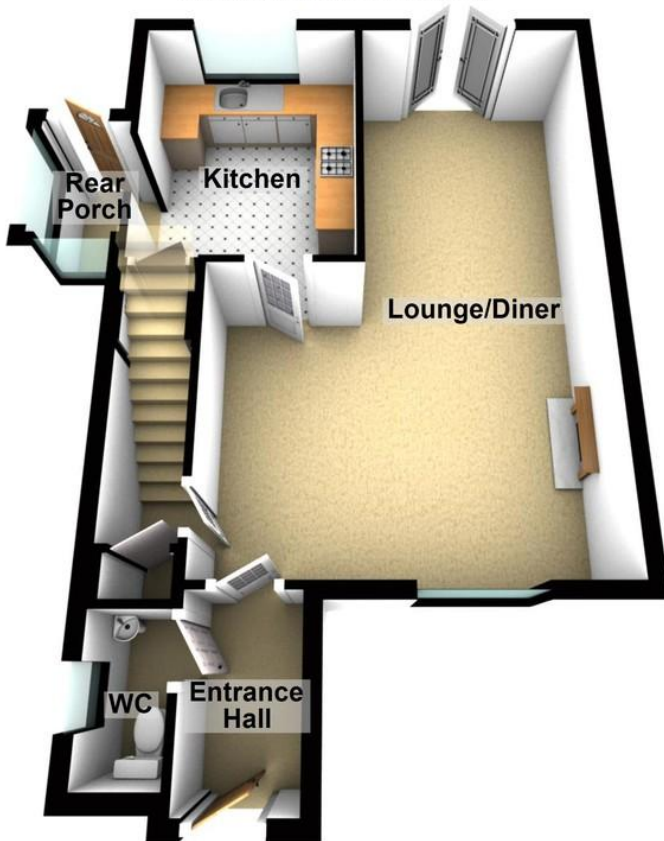
Mains Gas and Electricity Supply - British Gas Service

Mains water and sewerage- East Anglian Water
Broadband - Virgin service

Mobile Coverage - Seller uses EE



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements