



46 Bradgate, Cuffley, Herts, EN6 4RN
£949,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated just off Hanyards Lane. this THREE/FOUR BEDROOM DETACHED house features large lounge, kitchen/family dining room, separate utility, en-suite to guest room, and good sized garage. The property also has future extension potential STPP.



- THREE/FOUR BEDROOM DETACHED HOUSE
- KITCHEN/ FAMILY DINER
- UTILITY ROOM
- LARGE LOUNGE
- EN-SUITE TO GUEST ROOM
- CARRIAGE DRIVEWAY
- GOOD SIZED GARAGE
- EXTENSION POTENTIAL STPP
- FREEHOLD
- COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



ENTRANCE PORCH

With panelled front door opening into:

ENTRANCE HALL

Frosted and leaded double glazed window to front. Double radiator.. Tiled floor.

LOUNGE

26'7 x 11'10 (narrowing to 9'1) (8.10m x 3.61m (narrowing to 2.77m))

Laminate wood effect flooring. Double glazed bay window to front with distance countryside views. Single radiator. Ceiling spotlights. Cornice. Wall light points. Open archway to:

KITCHEN/FAMILY DINER

30'3 x 8'5 (widening to 20'6) (9.22m x 2.57m (widening to 6.25m))

Kitchen area

Modern range of cream high gloss wall and base units featuring cupboards and drawers. Granite work tops, upstands and kitchen window sill. Double oven and grill with separate combination oven. Space for fridge freezer. Integrated dishwasher. Vaulted ceiling with two Velux double glazed sky lights. De Dietrich five ring gas hob with corresponding extractor hood above. Stainless steel splashback. Double radiator. Tiled floor. Feature wall mounted radiator. Double glazed window to rear. Built in cloaks and boot cupboard(Continuing tiled floor. Double radiator and light.)

Family Dining area

Further double glazed window and patio doors to rear. Continuing tiled floor. Double radiator. Ceiling spotlights. Access door to garage.

UTILITY ROOM

7'6 x 4'5 (2.29m x 1.35m)

Range of wall and base units featuring cupboards and display shelves. Wood effect working surfaces. Space for washing machine. Single radiator. Tiled floor Part opaque glazed door to rear garden. LED ceiling spotlights.

DOWNSTAIRS CLOAKROOM

7' x 5'6 (2.13m x 1.68m)

Modern white suite comprising top flush WC and vanity top washbasin with double width cupboards below. Tiled floor. Obscure double glazed window to side. Built in cupboard housing Worcester gas central heating boiler.



STUDY/BEDROOM FOUR

9'8 x 7'7 (2.95m x 2.31m)

Laminate wood effect flooring. Dual aspect with double glazed windows to side and front. Ceiling spotlights. Double radiator. NB it should be noted this room was formally joined by an en-suite door to the current downstairs cloakroom and could be easily reinstalled.

FIRST FLOOR LANDING

Approached via straight flight stair case from hallway. Cornice. Double glazed window to rear. Access to loft via foldaway ladder. Loft is part boarded with light.

BEDROOM ONE

14'5 x 11'11 (4.39m x 3.63m)

Length measurement taken to the back of the fitted wardrobe. Wardrobes are two double width and two single width with hanging rails and shelving. Matching dressing table and drawer unit. Single radiator. Double glazed window to front with distance woodland and countryside views. Ceiling spotlights. Coving to ceiling.

BEDROOM TWO/GUEST ROOM

10'9 x 9'8 (3.28m x 2.95m)

Dual aspect with double glazed window to front with distance countryside views. Double glazed window to side. Single radiator. Fitted wardrobe cupboard. Coving to ceiling.

EN-SUITE SHOWER ROOM

7'8 x 2'7 (2.34m x 0.79m)

White suite comprising shower base. Wall mounted vanity top wash basin with cupboard below. Top flush WC. Tiled floor, splashback and shower cubicle.

BEDROOM THREE

10' x 9'1 (3.05m x 2.77m)

Single radiator. Double glazed window to rear. Fitted wardrobe and drawer unit. Coving to ceiling.

BRICK BUILT ATTACHED GARAGE

22'3 x 10'4 (6.78m x 3.15m)

Automated up and over door to front. Lighting and power. Access door from dining section of kitchen/family room.







Bradgate, Cuffley, Potters Bar, EN6 4RN

Total Area: 158.2 m² ... 1703 ft² (excluding garden)

All measurements are approximate and for display purposes only



EXTERIOR REAR

55' x 43' (16.76m x 13.11m)
 Backing Westerly. Starting from the rear of the property with a paved patio with eaves downlighters. External water and power point. Small garden shed. Raised lawn area with surrounding flower and shrubs borders. Well secluded by hedging, shrubs and fence. Access to front via concrete side path and gate. Further external water point.

EXTERIOR FRONT

Block paved carriage driveway with semi circular grass bed. Flower and shrub borders to either side. External lights in front porch. Electric car charging point.

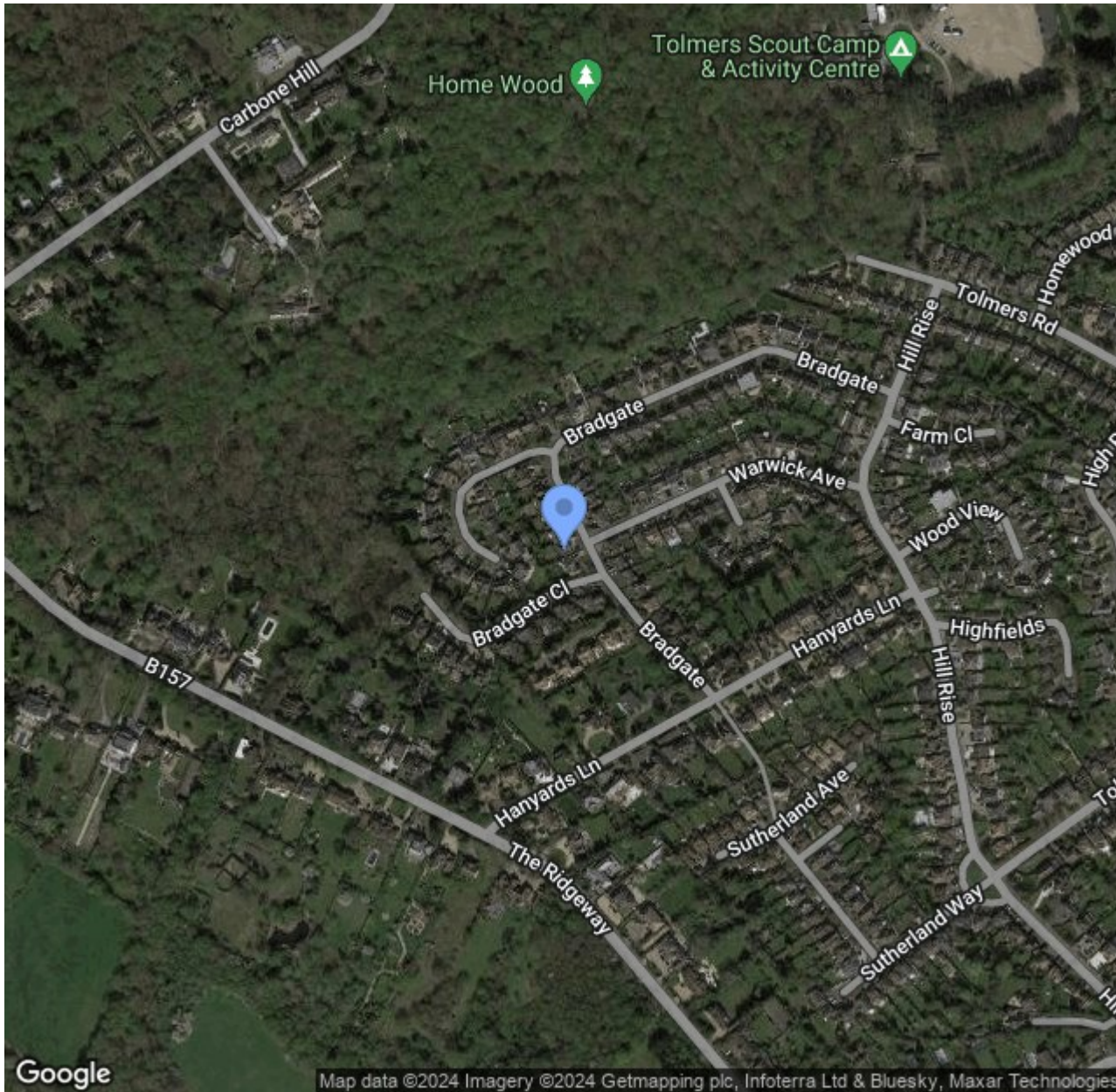
Freehold. Council tax band G - Welwyn and Hatfield council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs	View energy efficient - lower running costs	View environmentally friendly - lower CO ₂ emissions	View environmentally friendly - lower CO ₂ emissions
80-90 A	80-90 A	0-10 A	0-10 A
69-79 B	69-79 B	11-20 B	11-20 B
55-68 C	55-68 C	21-30 C	21-30 C
45-54 D	45-54 D	31-40 D	31-40 D
35-44 E	35-44 E	41-50 E	41-50 E
25-34 F	25-34 F	51-60 F	51-60 F
15-24 G	15-24 G	61-70 G	61-70 G
1-14 H	1-14 H	71-80 H	71-80 H
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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