



Starling Lane, Cuffley Potters Bar EN6 4JX

welcome to

Starling Lane, Cuffley Potters Bar

William H Brown are delighted to bring to the market this rarely available, chain free, three bedroom detached family home situated in PRIME LOCATION off Tolmers Road in the heart of Cuffley Village close to the station. An early viewing is a must!



**Accommodation Comprising Of:
Entrance Hall**

Two storage cupboards

Cloakroom

Double glazed window to front aspect, WC, wash hand basin.

Lounge

18' 2" x 16' 10" (5.54m x 5.13m)

Double glazed window to rear aspect, double glazed door to rear aspect, double glazed window to front aspect, fireplace.

Kitchen

11' 4" x 10' (3.45m x 3.05m)

Double glazed window to rear aspect, wall and base units with complimenting worktops, part tiled walls.

Utility Room

8' 6" x 5' 3" (2.59m x 1.60m)

Double glazed window to rear aspect, double glazed door to rear aspect, double glazed door to garden aspect.

Landing

Double glazed window to front aspect, loft access.

Bedroom 1

13' 10" x 10' 6" (4.22m x 3.20m)

Double glazed window to rear aspect.

Bedroom 2

13' 2" x 11' 4" (4.01m x 3.45m)

Double glazed window to rear aspect, built in wardrobe.

Bedroom 3

8' 6" x 7' 5" (2.59m x 2.26m)

Double glazed window to front aspect, built in wardrobe.

Bathroom

Double glazed window to side aspect, storage cupboard, paneled bath, WC, wash hand basin.

**Exterior
Front Garden**

To the front of the property is a driveway providing offstreet parking.

Rear Garden

To the rear of the property is a patio and lawn area, also a shed.



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Starling Lane, Cuffley Potters Bar

- Sought after location
- Chain free
- Detached
- Three bedrooms
- Potential to extend STPP

Tenure: Freehold EPC Rating: Awaited

£750,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BRX108281 - 0002

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