









### welcome to

## **Colesdale, Cuffley Potters Bar**

William H Brown are delighted to bring to the market this charming, chain free, three bedroom detached bungalow in the heart of Cuffley - with absolutely stunning views! An internal viewing is a must!

# Accommodation Comprises Of: Entrance Hall

Storage cupboard, wood floor, radiator.

#### Cloakroom

Double glazed window to side aspect, vinyl floor, wc, radiator, wash hand basin.

#### Lounge

18' 2" max x 14' 1" max ( 5.54m max x 4.29m max ) Wood floor, fireplace, two radiators, balcony.

#### Kitchen

14' max x 11' 8" max ( 4.27m max x 3.56m max ) Double glazed door to rear aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, integrated oven, vinyl floor, plumbing for dishwasher, sink unit, radiator.

#### **Utility Room**

11' 8" max x 8' 11" max ( 3.56m max x 2.72m max ) Vinyl floor, plumbing for washing machine and tumble dryer.

#### **Bedroom 1**

13' 5"  $\times$  10' (4.09m  $\times$  3.05m) Double glazed window to front aspect, fitted wardrobe, radiator.

### **Bedroom 2**

13' 4" x 7' 11" ( 4.06m x 2.41m ) Double glazed window to front aspect, radiator.

#### **Bedroom 3**

18' 2" x 10' 4" ( 5.54m x 3.15m ) French doors, tiled floor, radiator, storage cupboard.

#### **En-Suite**

Wc, wash hand basin, shower cubicle, laminate floor,

part tiled walls.

#### **Bathroom**

Double glazed window to front aspect, paneled bath, wc, wash hand basin, vinyl floor, tiled walls, radiator.

# **Exterior Front Garden**

To the front of the property is a driveway, garage, lawn area.

#### **Rear Garden**

To the rear of the property is a balcony, pathway, lawn area, side access to the property.





















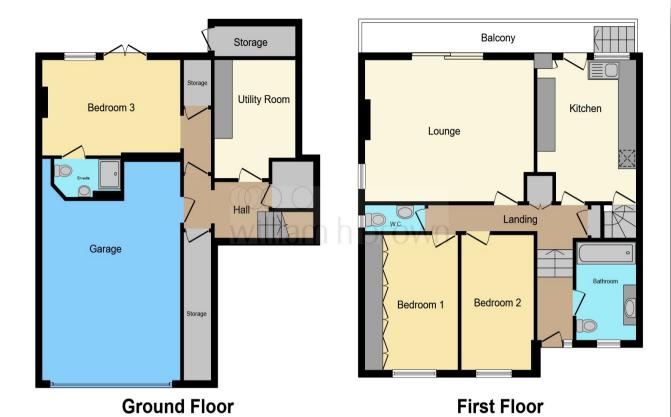
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# **Colesdale, Cuffley Potters Bar**

- Three bedrooms
- Chain free
- Detached
- Sought after location
- Plenty of potential STPP

Tenure: Freehold EPC Rating: D

£715,000



Total floor area 155.3 m² (1,672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk

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