



JR Sales & Letting

**Brookside Crescent
Cuffley**



**£674,995
Freehold**

This spacious three-bedroom detached bungalow enjoys a generous corner position, offering charm & practicality. Features include an en-suite to the main bedroom, kitchen/breakfast room, dining room, conservatory, & utility room. With a south/west-facing garden, detached garage, & driveway, it's both convenient & appealing. Cuffley British Rail Station and village shops are within a mile away. Early viewing is recommended to avoid disappointment! Offered Chain Free

- Chain Free
- Gas Heating & Double Glazing
 - Extended Living Room
- Three Good Sized Bedrooms
- En-Suite to Main Bedroom & Family Bathroom
- Dining Area
- Kitchen/Breakfast Area Plus Utility Room
 - Conservatory
 - Garage & Driveway
- South East Facing Garden

Entrance

Georgian style hardwood entrance door to the:-

Entrance Porch

Ceramic tiled floor. Georgian style double glazed window to the side. Carriage light. Bespoke hardwood hand carved entrance door with opaque double glazed windows into the:-

Hallway

Coving to ceiling. Access to loft space. Double radiator. LVT walnut flooring with a central decor inset. Wall light. Hardwood glazed double doors to the:-

Lounge

11'8 x 13'7
Georgian style double glazed bow window to the front. Radiators. Gas inset fire with brass surround. Granite shelving with marble tops. Wall lights. Bespoke hand carved hardwood door to the:-

Family Room

8'8 x 14'
Georgian style double glazed bow window to the front. Radiator. Wall lights. Bespoke hand carved hardwood door to the:-

Inner Lobby

Archway to the bedroom. Georgian glazed door to the en-suite.

Bedroom 1

10'9 x 15'7
Double glazed Georgian style bow window to the front. Double radiator. Georgian style double glazed arched window to the side. Wall lights. Range of wall and base fitted units with bed recess and matching side cabinets, chest of drawers and dressing table.

En-Suite

Opaque double glazed window to the side. Radiator. Low flush W.C. Pedestal wash hand basin with mixer tap. Corner bath with gold mixer tap. Tile enclosed shower cubicle with inset light, extractor fan, mixer valve and tiled shelf. Extensively tiled walls.

Bedroom 2

10'3 x 10'10
Georgian style double glazed bay window to the front. Georgian style double glazed window to the side. Coving to ceiling. Double radiator. Fitted wardrobes.

Bedroom 3

10'3 x 8'3
Double glazed window to the side. Radiator. Wall lights. Coving to ceiling. Range of fitted wardrobes with matching chest of drawers and cabinet

Shower Room

Opaque double glazed window to the rear. Pedestal wash hand basin with mixer tap. Low flush W.C. Double radiator. Coving to ceiling. Tile enclosed shower cubicle with mixer valve and hand attachment. Extensively tiled walls and flooring.

Dining Room

11'8 x 10'3
Double radiator. Built in fitted cupboard. Ceramic tiled floor. Open planned to:-

Kitchen/Breakfast Room

17'7 x 9'7
Roof skylight. Double glazed window to the conservatory. Hardwood glazed door to the conservatory. Ceramic tiled floor. Range of wall and base fitted units with rolled edge work surfaces over incorporating a ceramic 1 1/2 bowl sink with mixer tap and drainer. 5 ring Neff hob with extractor fan over. Built in oven. Tiled splash backs. Double and single radiator. Plate display rack. Glass display cabinets. Opaque glazed Georgian style door to the:-

Utility Room

9'5 x 5'9
Glazed window to the side. Wall mounted Worcester Bosch boiler. Extractor fan. Extensively tiled walls and flooring. Range of wall and base fitted units with glass display cabinets. Rolled edge work surface over incorporating a sink and drainer with mixer tap. Space for fridge and freezer. Plumbing for washing machine. Space for tumble dryer.

Conservatory

13'3 x 9'10
Double glazed with fitted blinds. French doors to the garden. Ceramic tiled floor. Double radiator. Wall lights.

Garden

Brick built water feature with pebbles. Water tap. Outside lighting. Block paving. Mainly laid to lawn with shrub and flower borders. Second water feature. Sun patio. Lower level paved patio. Side access. Courtesy door to the:-

Garage

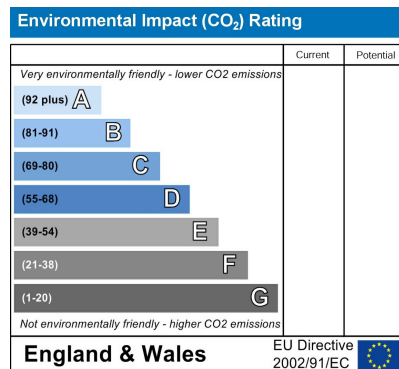
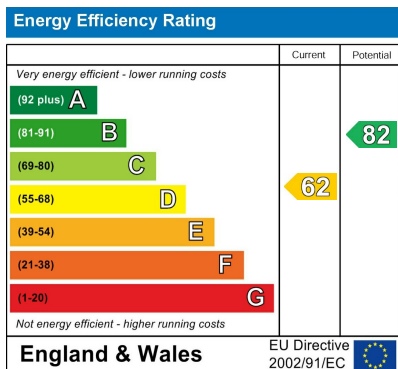
17'9 x 12'6
Electric up and over door. Power and lighting. Georgian style double glazed window.

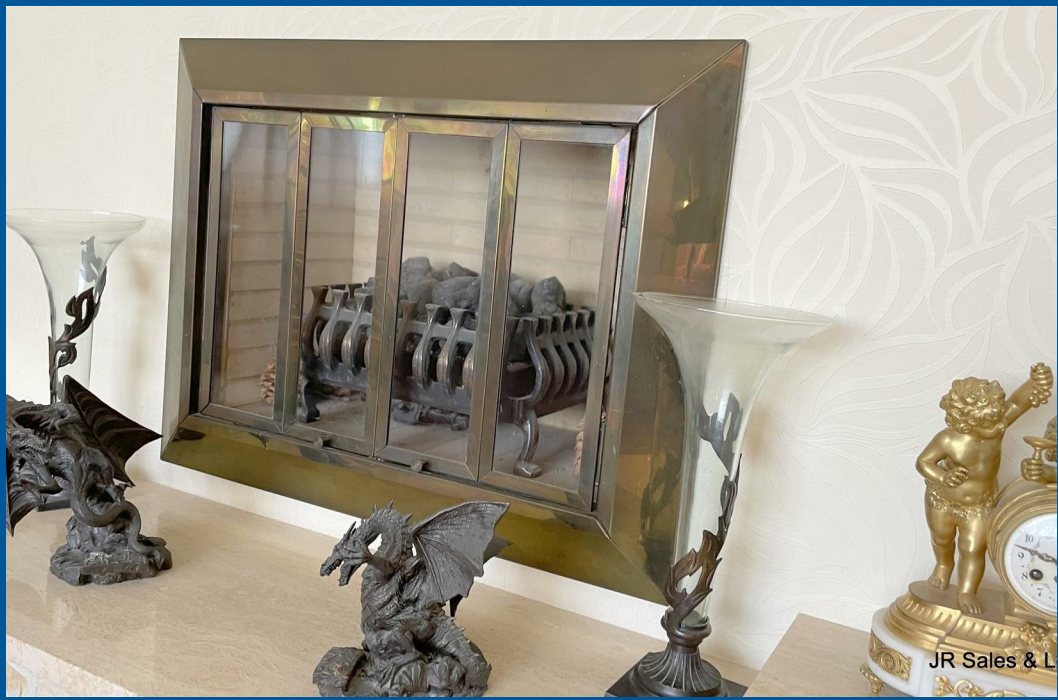
Driveway Parking Space

In front of garage.

Front Garden

Mainly laid to lawn with shrub and flower borders. Path and steps to the front door. Block paved walkway to the side access. Drop curb on the front, this gives potential to reinstate the original driveway to front of the property for additional parking.













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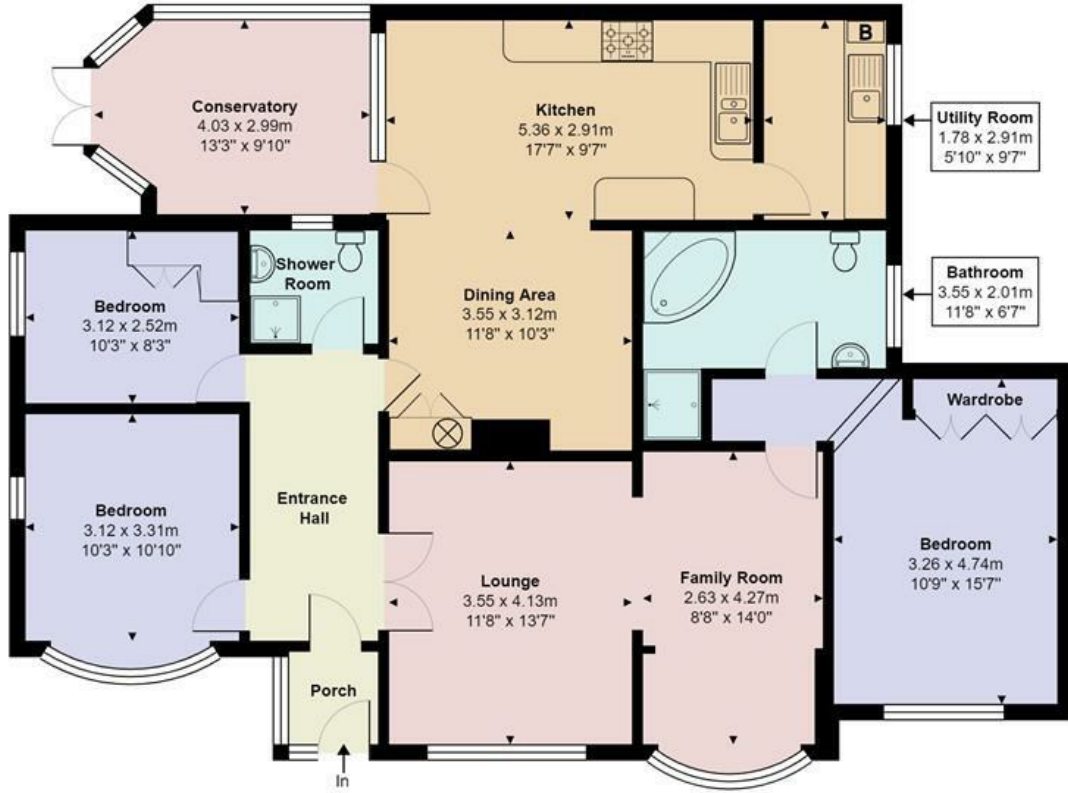
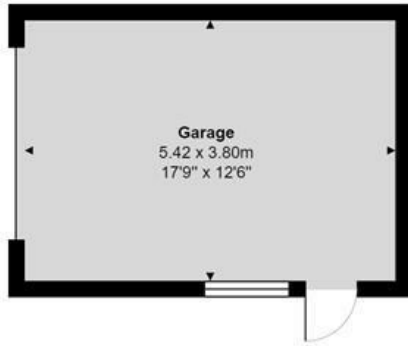
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Brookside Crescent, Cuffley, Potters Bar, EN6 4QP

Total Area: 155.8 m² ... 1677 ft²

All measurements are approximate and for display purposes only