



JR Sales & Letting

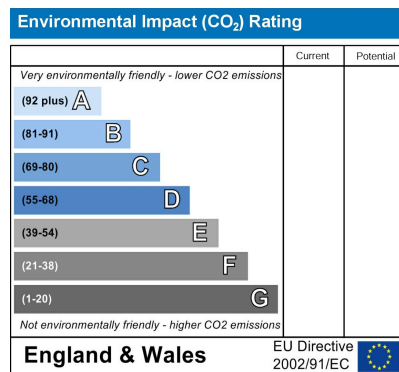
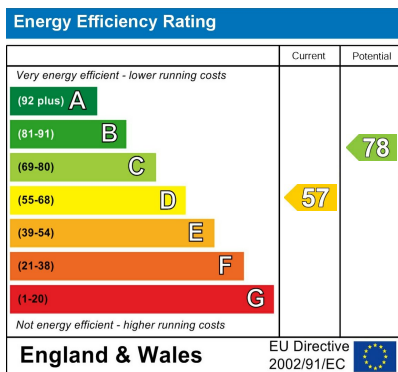
**Colesdale
Cuffley**



**£649,995
Freehold**

Situated at the end of a charming Cul-De-Sac, this spacious FOUR Bedroom Semi-Detached house offers ample family accommodation. Conveniently located within a few minutes' walk of Cuffley School, Village shops, and the Main Line Station to Moorgate. Enjoy easy access to George V playing fields and scenic Country Walks nearby. This delightful property features Two Bathrooms, a ground floor WC, Utility Room, and a semi-secluded Garden. Additionally, there is a generously sized integral garage, offering the potential for conversion into living space (STPP). Offered for sale with no upward chain

- **Chain Free**
- **Gas Heating & Double Glazing**
- **Four Good Sized Bedrooms**
 - **Two Bathrooms**
 - **Ground Floor WC**
 - **Kitchen & Utility Room**
 - **Integral Garage**
- **Own Driveway for Three Cars**
- **Semi Secluded Rear Garden**
- **Close To Cuffley School, Playing Fields & Country Walks**



Front

Laid lawn. Block paved driveway for 3 cars.

Entrance

UPVC double glazed entrance door to the:-

Entrance Porch

Opaque double glazed window to the front and side. Laminate wooden floor. Doors to the:-

Living Room

21'5 x 13'4 narrowing to 9'1

Dual aspect with double glazed windows to the front. Double glazed sliding door to the garden. Two double radiators. Laminate wooden floor. Serving hatch to the kitchen. Stairs to the first floor with a sliding door.

Kitchen

12'5 x 7'8

Double glazed window to the rear. Range of wall and base fitted units with roll edge work surfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Plumbing for dishwasher. Space for cooker with extractor fan over. Space for fridge freezer. Part tiled walls. Door to the:-

Utility Room

10' x 8'4

Door and double glazed window to the garden. Work surface. Plumbing for washing machine and space for tumble dryer. Wall cabinet. Wall mounted boiler. Space for tall fridge freezer. Door to:-

Ground Floor W.C.

Opaque double glazed window to the rear. Low flush W.C. with push button flush. Wall mounted wash hand basin with mixer tap and tiled splash back.

Reception Room

16'9 x 8'3

Double glazed windows to the front. Radiator. Cupboard under the stairs.

First Floor

Access to loft space. Built in airing cupboard. Radiator. Doors to:-

Bedroom 1

14'9 x 9'10

Double glazed window to the front. Radiator. Fitted sliding mirror wardrobes.

En-Suite Shower Room

Opaque double glazed window to the rear. Chrome towel radiator. Tile enclosed double shower cubicle with mixer valve, rain head and hand attachment. White suite comprising of a semi-counter sink with mixer tap and concealed cistern with push button flush. Cupboards.

Bedroom 2

12'9 x 10'3

Double glazed window to the front. Double radiator. Laminate wooden floor. Fitted wardrobe.

Bedroom 3

11'5 x 9'

Double glazed window to the front. Double radiator.

Bedroom 4

13' x 7'2

Double glazed window to the rear. Radiator.

Family Bathroom

Opaque double glazed window to the rear. Suite comprising of panel bath with mixer tap and hand attachment. Low flush W.C. with push button flush. Semi-counter wash hand basin with mixer tap and cupboard under. Mirror wall cabinet. Chrome towel radiator. Extensively tiled walls and flooring in complimentary ceramics.

Garden

Mainly laid to lawn with shrub and flower borders. Small pond. Water tap. Side access and gate to the front. Timber shed. Door to the:-

Garage

19'8 x 10'

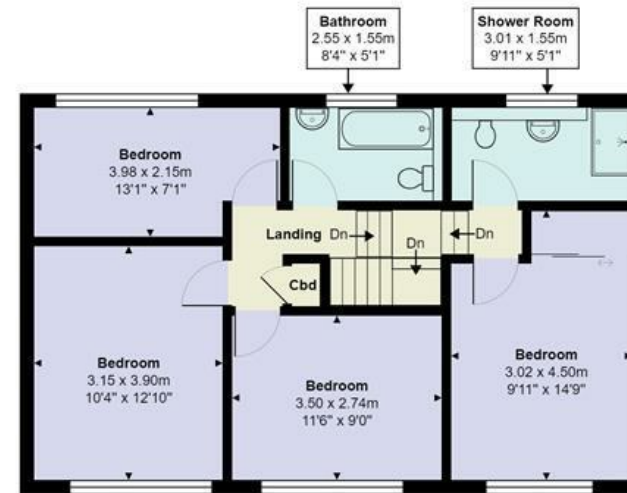
Up and over door. Power and lighting. Double glazed window to the side. Courtesy door to the garden.











First Floor
Area: 62.0 m² ... 668 ft²



Colesdale, Cuffley, Potters Bar, EN6 4LQ

Total Area: 139.7 m² ... 1503 ft² (excluding garden)

All measurements are approximate and for display purposes only