



**Theobalds Road  
Cuffley**



**£874,995  
Freehold**

Charming Detached Bungalow with Modern Upgrades & Spacious Garden.

Discover this beautifully refurbished & modernised detached three-bedroom bungalow, offered chain-free for a seamless purchase. There is a fully integrated kitchen with quartz stone worktops & a separate utility room. This property also enjoys underfloor heating throughout, with individual thermostatic controls in each room for customised comfort.

Step into the generous 90-foot rear garden, boasting a newly laid lawn, decking, & fencing, perfect for outdoor gatherings & relaxation. The bungalow includes three bedrooms, two with en-suite bathrooms, & a total of three newly fitted bathroom/shower rooms.

Additional highlights include a garage, spacious block-paved driveway, a car charger point, & high-quality wooden laminate flooring & tiling. The loft space is exceptionally large & comes with planning permission for two additional bedrooms & bathrooms.

Conveniently located close to British Rail, local amenities, & within a short, flat-level walk to the village, this property is ideal for those seeking both modern comforts & accessibility. Schedule a viewing today to see all that this stunning bungalow has to offer!

- **Chain Free, Completely Refurbished, Insulated & Modernised**
- **Beautifully Finished Fully Integrated Kitchen plus Utility Room**
- **Underfloor Heating Throughout with Thermostatic Controls for each Room**
- **90' Rear Garden With Newly Laid Lawn, Decking & Fencing**
  - **Three Bedrooms (Two with En-Suite)**
  - **Three New Fitted Bathroom/Shower Rooms**
  - **Garage & Own Block Paved Driveway With Car Charger Point**
  - **High Quality Wooden Laminate Flooring & Tiling**
  - **Cavernous Boarded Loft Space with Planning Permission for Two Beds & Baths**
  - **Close to British Rail, Local Amenities & Flat Level Walk to Village**

#### **Front**

A permeable block paved driveway with slate shingle areas. Electric car charger. Side access. Cupboard housing the gas meter. Front soffit boards have inset spotlights. The exterior walls feature external insulation finished in K-Render for improved energy performance.

#### **Small Arched Storm Porch**

Bespoke Sage green hardwood opaque glazed entrance door with stainless steel furnishing to the:-

#### **Hallway**

Built in cupboard housing the meters. Inset spotlights. Built in airing/linen cupboard with a pressurised hot water cylinder. Inset spotlights. Underfloor heating with thermostatic wall control. Laminate oak wooden floor. Oak veneer doors to:-

#### **Living Room/Kitchen/Diner**

Aluminium bi-folding doors to the garden. Triple glazed skylights to the ceiling. Range of wall and base fitted units in grey shaker style oak with quartz stone worktops over and up-stands. Fully integrated kitchen. Five spot induction hob with glass and stainless steel extractor fan over. Integrated dishwasher. Underslung 1 & 1/2 bowl stainless steel sink with mixer tap. Eye level double oven and combi micro oven grill. Integrated fridge and freezer. Laminate oak wooden flooring. Underfloor heating with thermostatic wall control. Inset spotlights to ceiling.

#### **Bedroom 1**

Aluminium bi-folding doors to the rear garden. Grey oak laminate wooden floor. Inset spotlights. TV point and ethernet point. Underfloor heating with thermostatic wall control. Door to the:-

#### **En-Suite**

Opaque double glazed window to the side. Suite comprising of wall hung wash hand basin with mixer tap and cupboards under. Wall hung Low flush W.C. with chrome push button flush plate and concealed cistern. Chrome towel radiator. Double sized tiled enclosed shower cubicle with chrome mixer valve, shower attachment and rain head over. Extractor fan. Inset spotlights. Wood effect grey tiled flooring. Part tiled in grey complimentary ceramics. Underfloor heating with thermostatic wall control.

#### **Bedroom 2**

Double glazed bay window to the front. Underfloor heating with thermostatic wall control. Inset spotlights to ceiling. Grey oak laminate wood floor. TV point and ethernet point. Door to:-

#### **En-Suite**

Double glazed opaque window to the side. Chrome towel radiator. Underfloor heating with thermostatic wall control. Suite comprising of wall hung low flush W.C. with chrome

push button flush plate and concealed cistern. Wall hung wash hand basin with mixer tap and cupboard under. Double sized tiled enclosed shower cubicle with chrome mixer valve, hand attachment and rain head. Inset spotlights. Extractor fan. Wall hung mirror glass cabinet with LED lighting and shaver point.

#### **Bedroom 3**

Double glazed window to the front. Inset spotlights to ceiling. TV point and ethernet point. Underfloor heating with thermostatic wall control panel. Grey oak laminate wood floor.

#### **Family Bathroom**

Suite comprising of a shower bath with shower screen, chrome shower mixer valve with hand attachment and rain head. Wall hung wash hand basin with mixer tap. Wall hung low flush W.C. with concealed cistern and chrome push button flush plate. Bathroom cabinet with LED lighting and shaver point. Part tiled walls in complimentary ceramics. Wood effect grey ceramic tiled floor. Inset spotlights to ceiling. Extractor fan. Underfloor heating with thermostatic wall control.

#### **Utility Room**

Opaque double glazed window to the side. Grey oak laminate wood floor. Underfloor heating with thermostatic wall control. Sliding cupboard doors housing the consumer unit, Ethernet network hub and underfloor heating manifold and pump. Range of wall and base fitted units in white gloss with quartz stone worktops over and up-stands incorporating a stainless steel sink with mixer tap and drainer. Brand new Zanussi washing machine and tumble drier. Built in cupboard housing a Worcester Bosch boiler. Inset spotlights to ceiling. Access to loft space via pull down ladder.

#### **Loft Space**

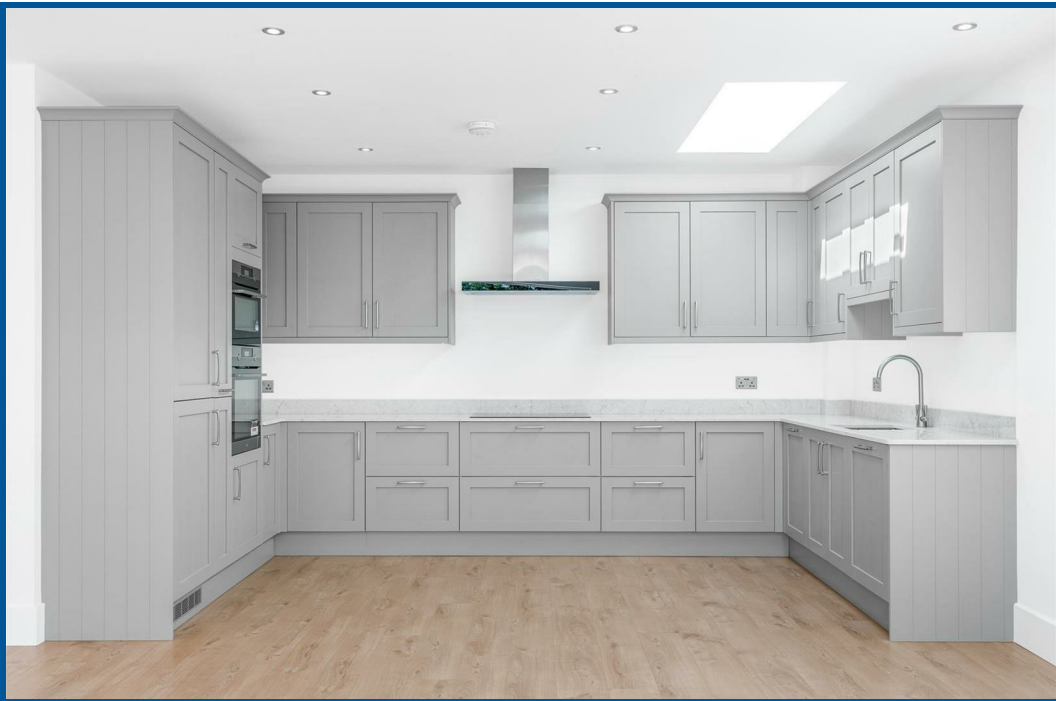
Large insulated loft space with lighting. Fully boarded. Planning permission granted for loft conversion which can be viewed on the Welwyn & Hatfield planning portal using the following application number: 6/2024/0120/HOUSE

#### **Garden**

approx 90'  
Decked area with a timber balustrade and steps down to the garden. Outside power point and wall lighting. Mainly laid to lawn. Shingle border towards to the rear and trees. Side access.

#### **Garage**

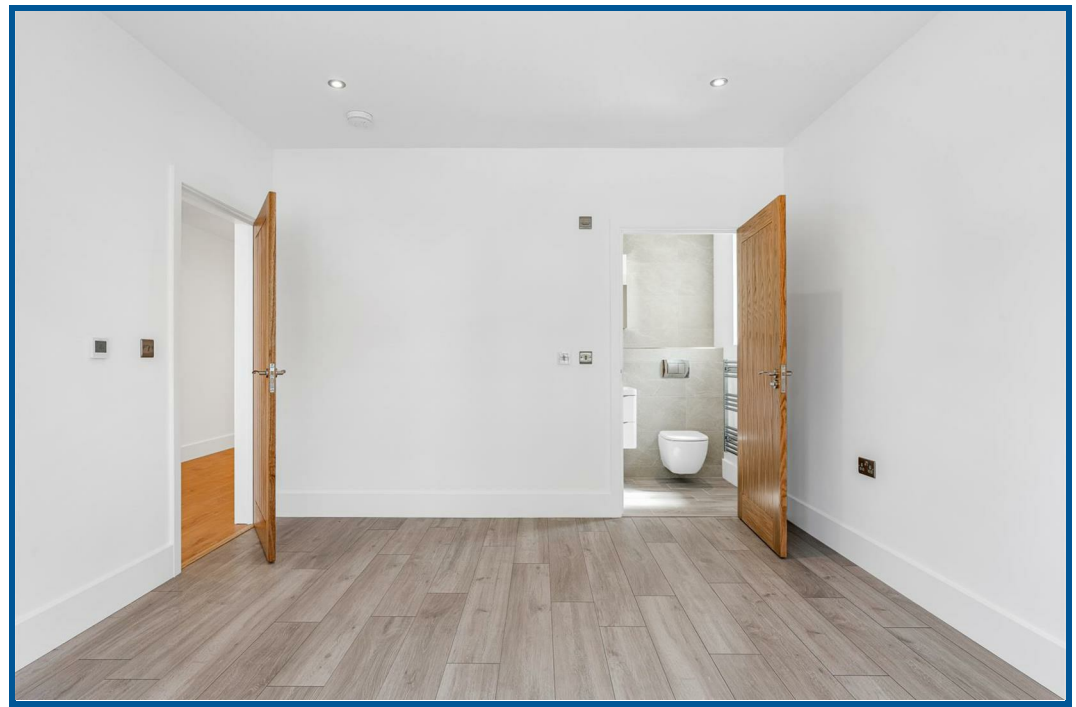
Access via electric roller door. Inset spotlights. Insulated. Plastered paint finish. Concrete floor.

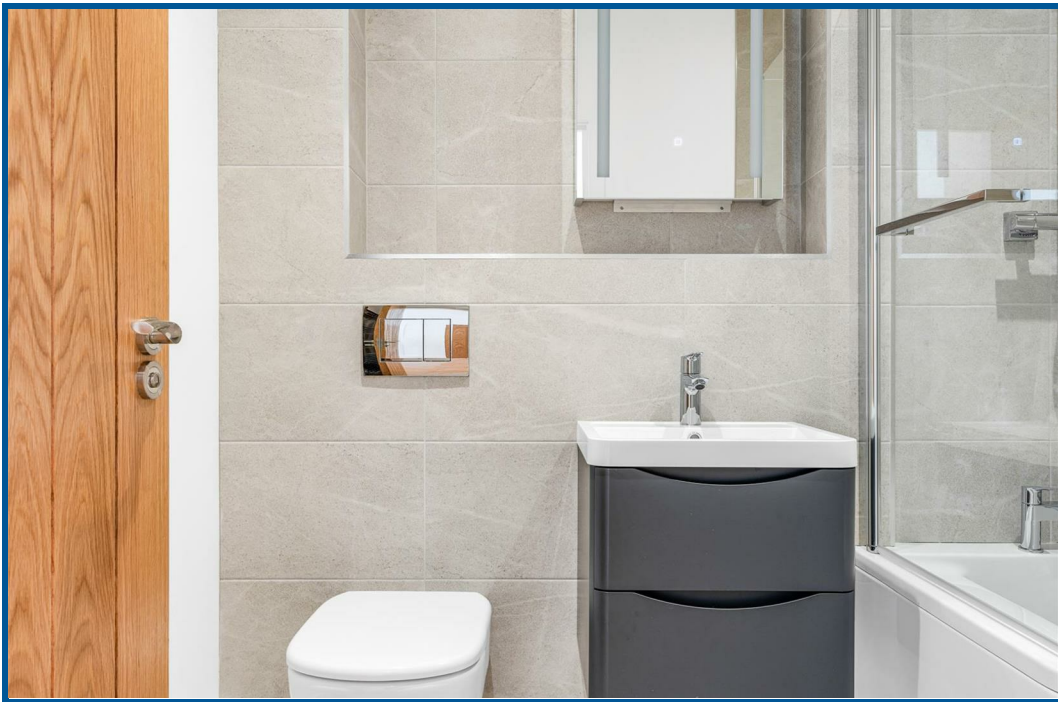




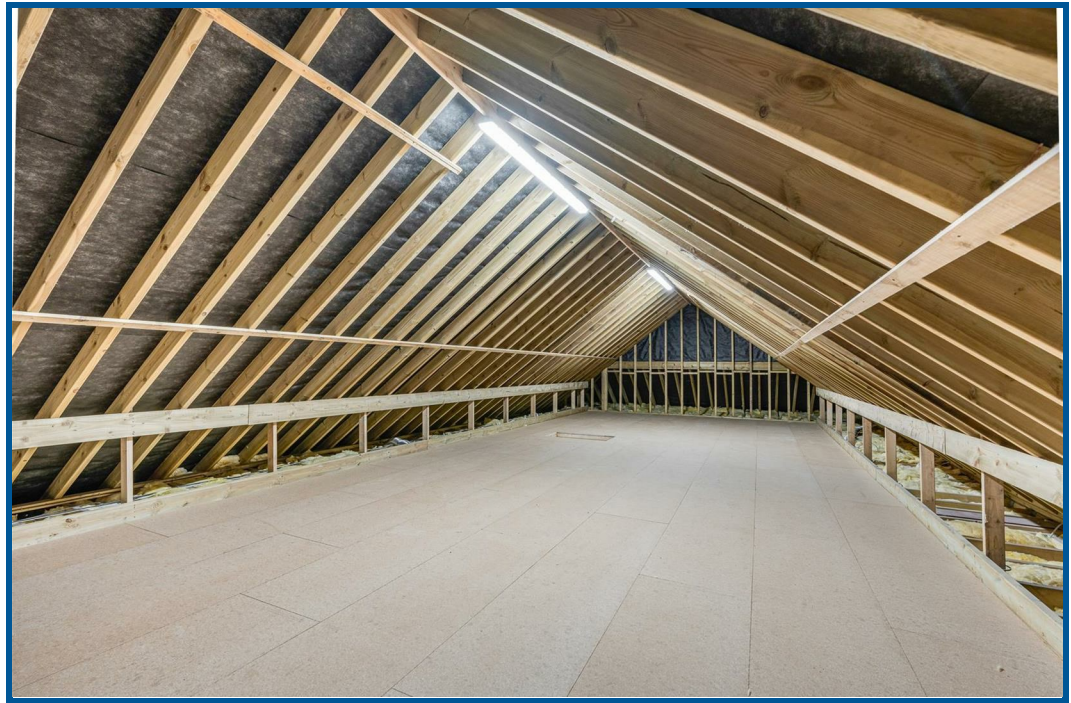
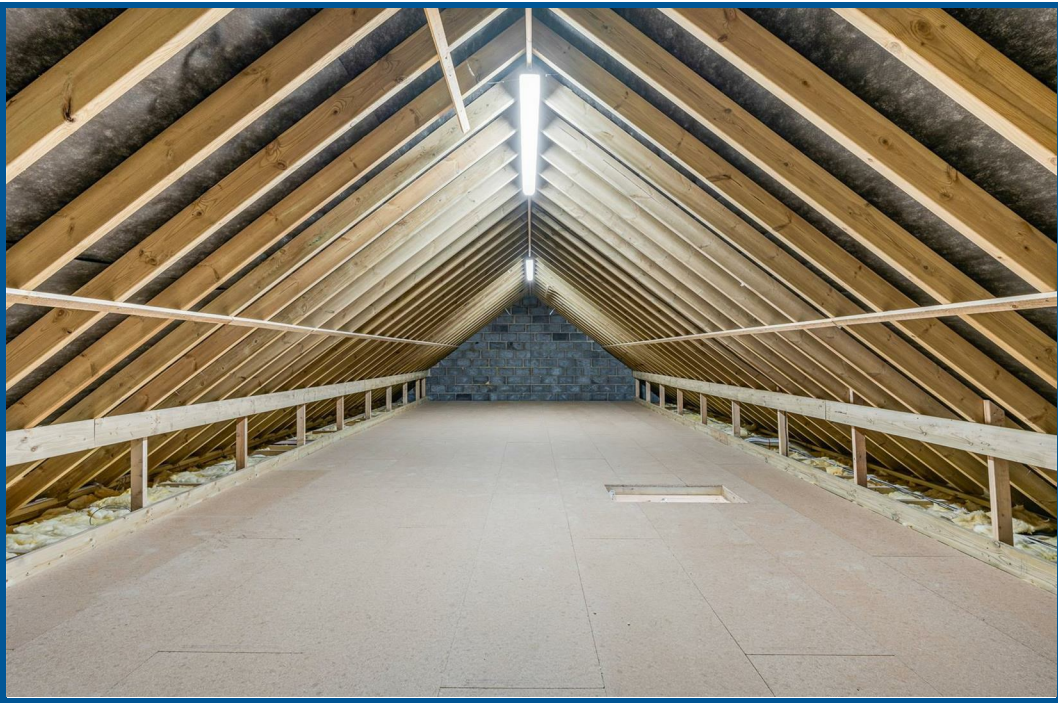


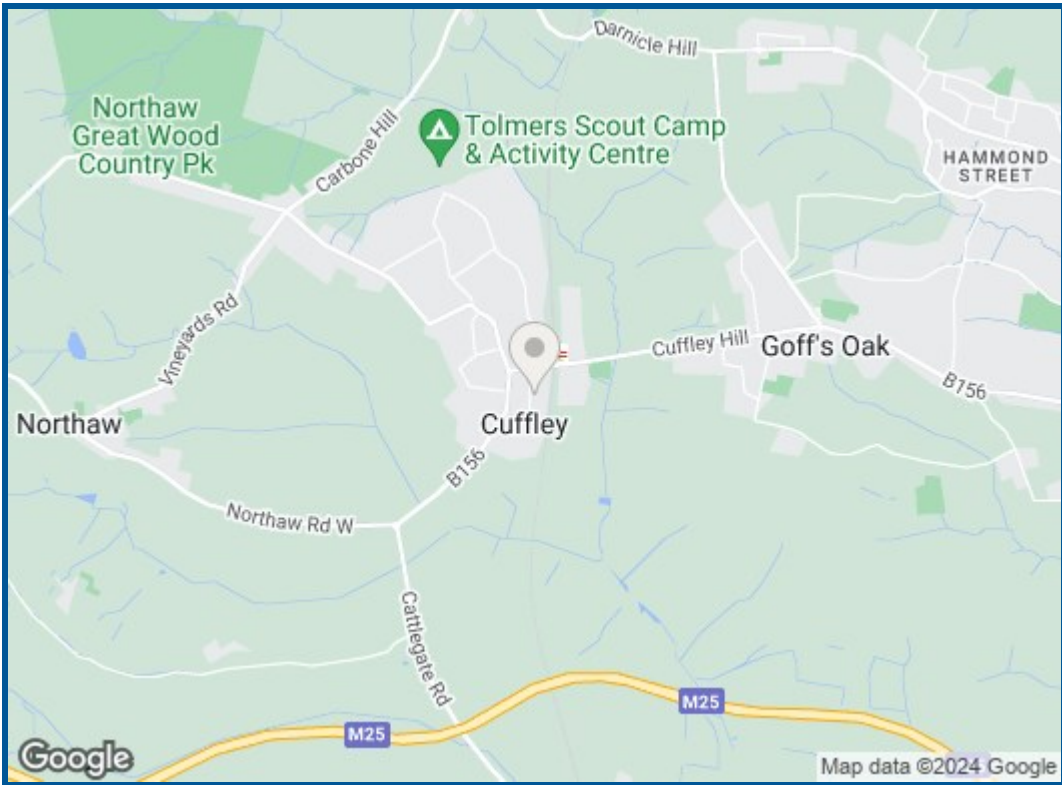




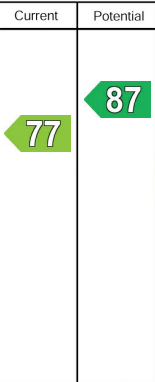




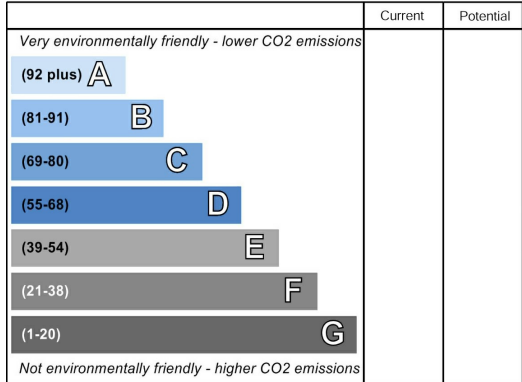




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

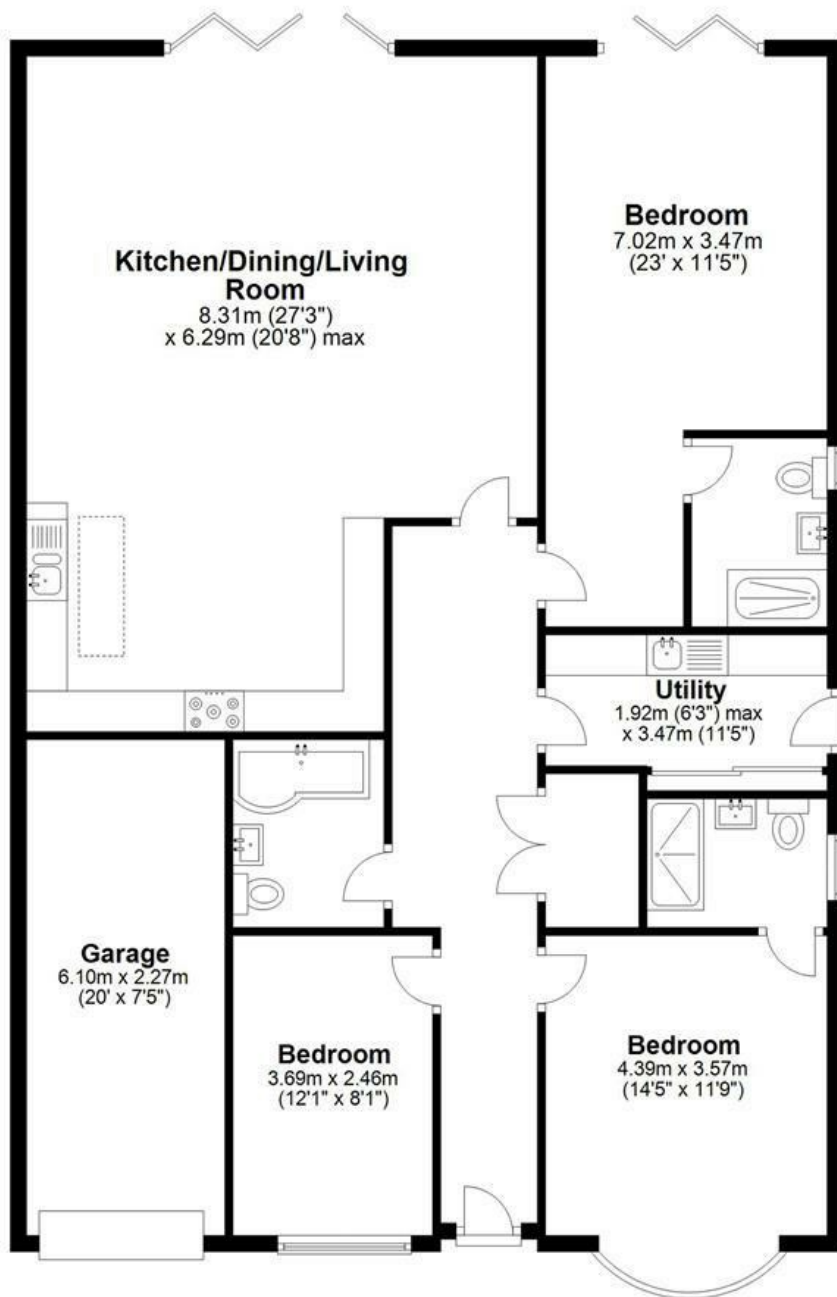


Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



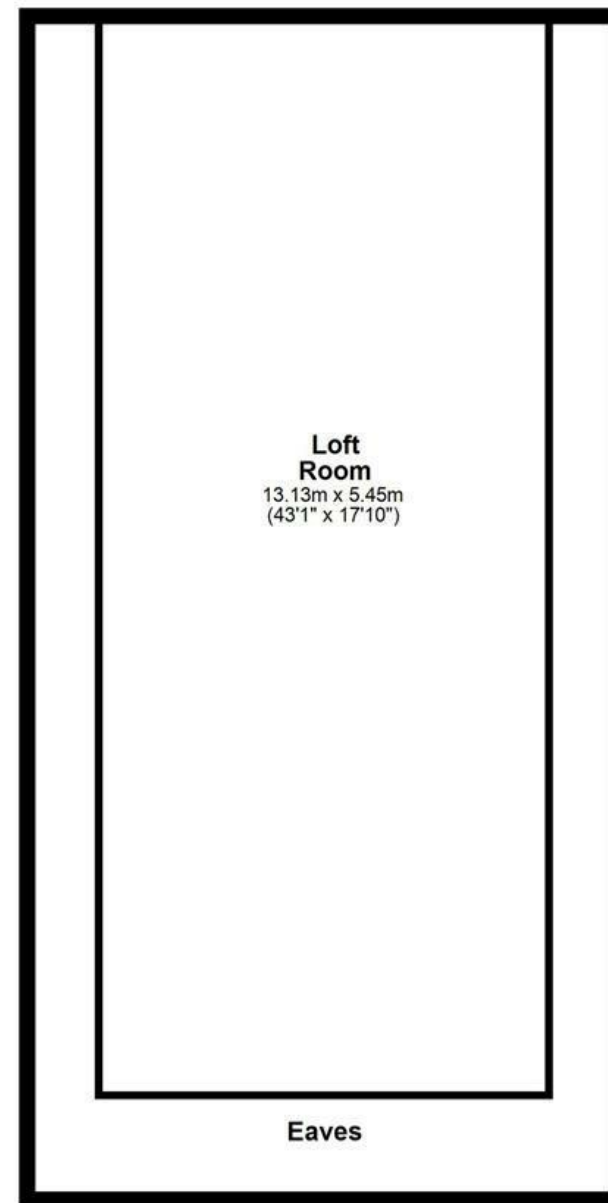
### Ground Floor

Approx. 142.9 sq. metres (1537.6 sq. feet)



### First Floor

Approx. 101.4 sq. metres (1092.0 sq. feet)



Total area: approx. 244.3 sq. metres (2629.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)