



**Warwick Close
Cuffley**



**£899,950
Freehold**

Fantastic opportunity to acquire this superb detached chalet style property situated on a generous quarter acre plot in a great position in a small cul-de-sac of only 6 houses, offering great potential for expansion with plans passed for side and rear extensions. The home includes a nicely presented lounge/dining room, a fitted kitchen, three to four bedrooms, a shower/bathroom, and a ground floor cloakroom.

The property features a south-easterly aspect rear garden, perfect for enjoying the outdoors. Additionally, there is a garage and off-street parking, providing convenience and practicality.

Contact us today to arrange a viewing and explore the possibilities this property has to offer.

- **Three/Four Bedrooms: Detached chalet on a quarter acre plot.**
 - **Lounge/Dining Room: 27' 5" x 12' 1" with fireplace.**
 - **Fitted Kitchen: Light wood units, Corian surfaces, integrated appliances.**
 - **Main Bedrooms: Hammond fitted wardrobes.**
- **Additional Rooms: Guest room with storage, study/bedroom four with office furniture.**
 - **Bath/Shower Room: Corner shower, bath with mixer, vanity basin.**
- **Rear Garden: 84' x 122' south-easterly aspect, patio, lawn, shed, greenhouse.**
 - **Front Exterior: Lawned area, driveway for several vehicles.**
- **Integral Garage: 19' 5" x 8' 1" with light, power, appliance space.**
 - **Approx. 1 Mile from Cuffley British Rail, Village Shops & Amenities**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	71
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
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Entrance

Paneled entrance door with opaque double glazed panels, opaque double glazed window to front, double radiator, understairs cloaks/storage cupboard with hanging space and light.

Hallway

WC

Low flush w.c., corner wash hand basin with mixer tap, tiled walls, Opaque window to side.

Lounge

27'5 x 12'2

Feature fireplace with slate surround and living flame gas coal effect fire, wall lights, double and single radiators, dual aspect with Georgian style double glazed bay window to front and room is open planned to dining area to rear with double glazed doors and window to rear.

Kitchen

9'10 x 9'4

Attractive range of wall and base units, Corian working surfaces with one and a half bowl sink with waste disposal and mixer tap, space for range style electric cooker with extractor hood, integrated washing machine, refrigerator, and dishwasher, double glazed window to rear, ceiling spotlights, concealed downlights, tiled floor and splashbacks, part glazed door to side for access to walkway/storage area with light and doors to front and rear.

Landing

Georgian style double glazed window to front, loft storage access to small front loft and overhead loft.

Bedroom 1

12'11 x 10'10

Hammond fitted wardrobes, radiator, Georgian style double glazed dormer window to front.

Bedroom 2

13'11 x 9'4

Hammond fitted wardrobes, radiator, double glazed window to rear.

Bedroom 3 / study

11' x 9'

currently an office with Hammond fitted furniture including wall and floor cupboards, desk and filing drawers, single radiator, double glazed window to rear. Access to Bedroom Three/Guest Room.

Guest Bedroom 4

9'4 x 8'5

Eaves storage cupboards, double glazed Velux skylight to rear.

Bathroom

White suite with corner shower cubicle, bath with shower/mixer, concealed cistern w.c., vanity top bowl style wash basin with double cupboards, tiled walls and floor, chrome heated towel rail, opaque double glazed window to side, ceiling spotlights.

Garden

84' x 122'

Maximum measurement, south-easterly facing, crazy paved patio, external lighting and water points, steps to main lawn area with mature shrubs and borders, crazy paved pathway to rockery area, timber garden shed with power, aluminium framed greenhouse, twin pedestrian side access, garden lighting system.

Front

Lawned area, external lighting points, bloc-paved driveway for several vehicles.

Planning

Planning Application: 6/2023/1419/HOUSE
Granted:- Erection of first floor side/rear and single storey rear extension and alteration of front dormer from flat to pitched roof

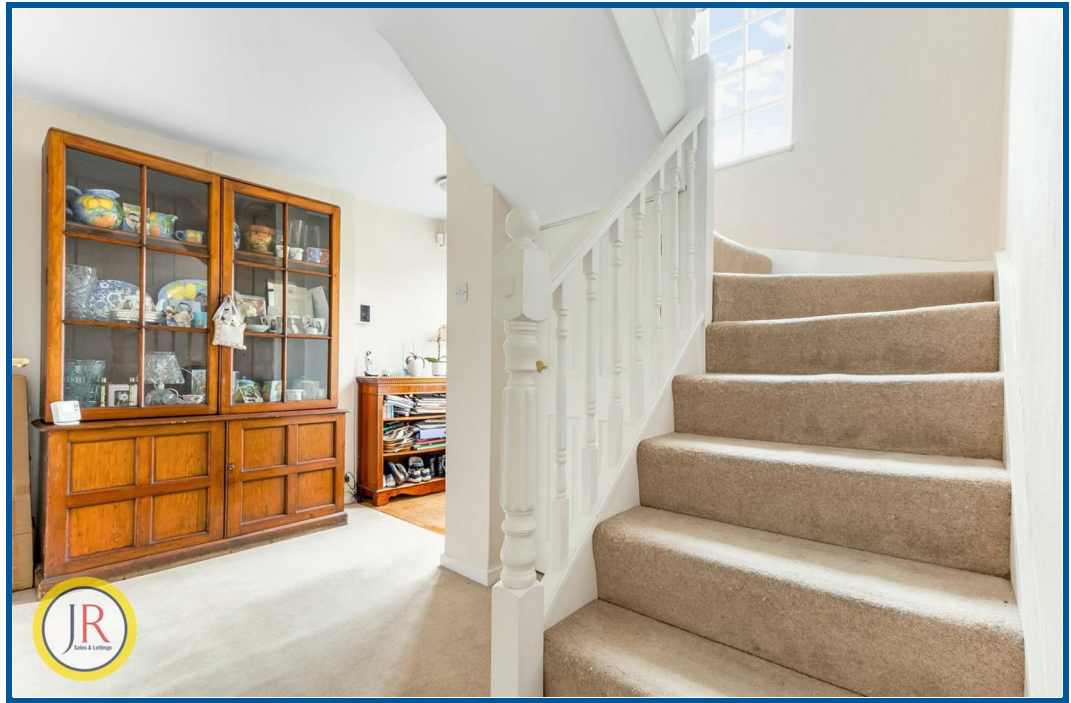
Garage

19'5 x 8'1

roll up door, light and power connected, Worcester gas central heating boiler, space for fridges/freezer and tumble dryer, wall cupboards, frosted double glazed window to side, personal door to side.



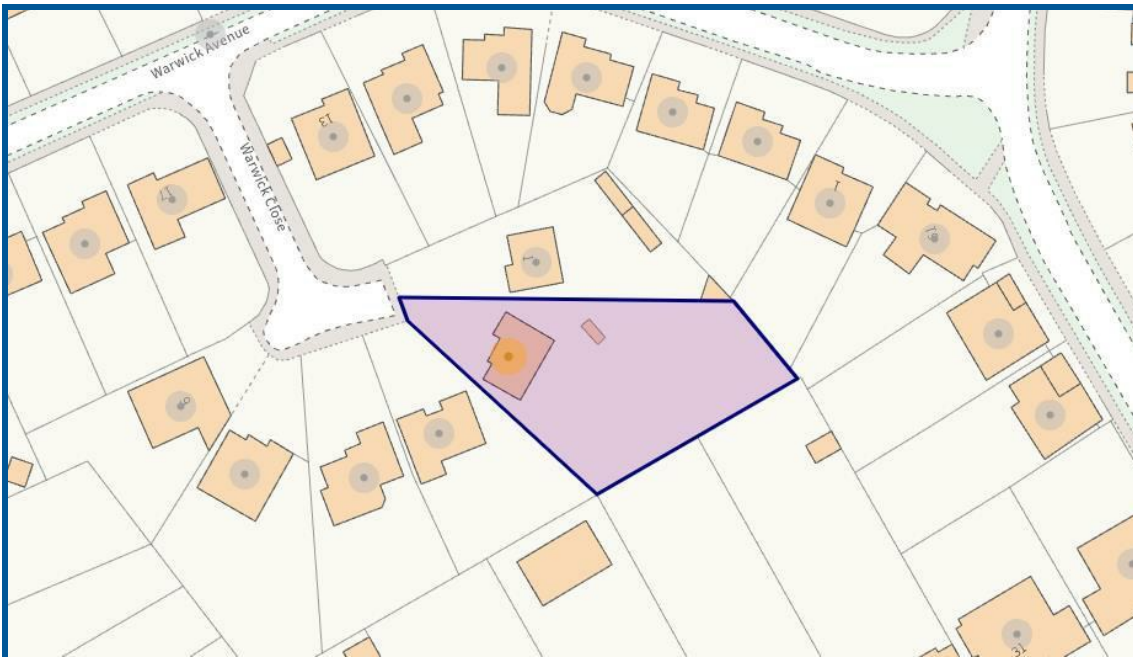
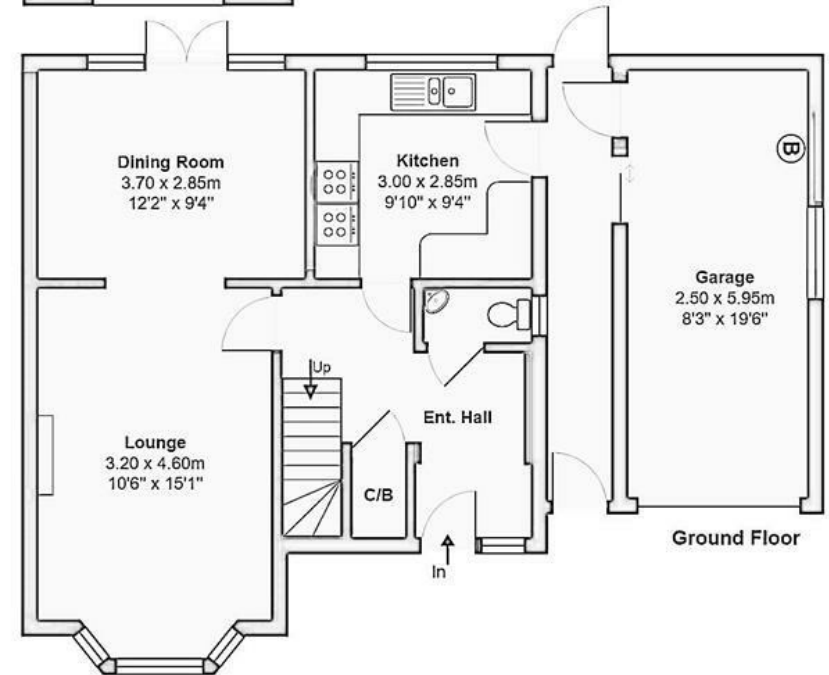
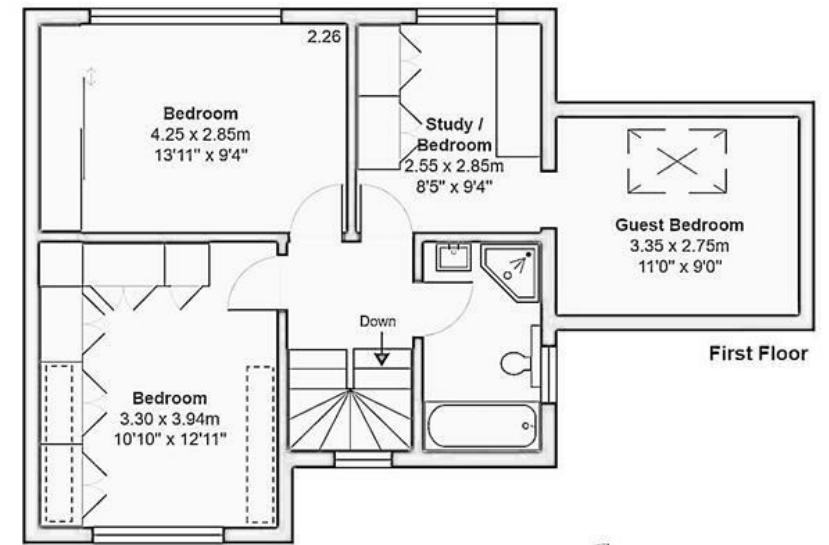












Warwick Close, Hertfordshire EN6 4RT

Total Area: 118.2 m² ... 1272 ft²

All measurements are approximate and for display purposes only