



**East Ridgeway
Cuffley**



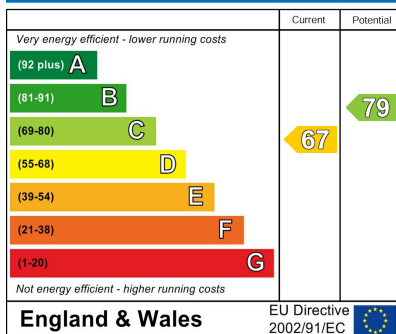
**£1,150,000
Freehold**

JR Sales & Lettings

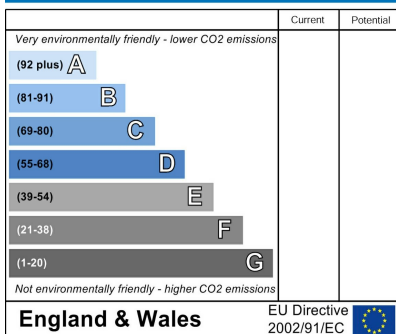
This exceptional property, offered chain-free, is located on a prestigious road just half a mile from Cuffley Village shops and the Main Line Station. The home boasts a gated carriage driveway, providing ample parking and added security. With four bedrooms, three bathrooms, and three reception rooms, there is plenty of space for comfortable living. The property also features a kitchen with a breakfast room, utility room, and an integral garage. The generous 90ft rear garden offers a peaceful retreat, while the property itself presents plenty of scope and potential, subject to planning permission.

- Chain Free
- Gated Carriage Driveway
- Plenty of Scope & Potential Subject to planning
- Four Bedrooms Three Bathrooms
- Three Reception Rooms
- Kitchen & Utility Room
- Integral Garage
- Approx 90ft Rear Garden
- Half a mile away from Cuffley Village Shops & Main Line Station
- Prestigious Road & Location

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Front

Carriage gravel driveway with electrically operated gates.

Entrance

Georgian style hardwood entrance door to the:-

Hallway

Stairs to first floor with timber balustrade and storage cupboards under. Double radiator. Laminate wooden floor. Coving to ceiling. Door to the:-

W.C.

Georgian style opaque double glazed window to the rear. Low flush W.C. Pedestal wash hand basin. Radiator. Vinyl flooring. Part tiled walls.

Lounge

20'4 x 13'
Georgian style double glazed windows to the side and front. Three radiators. Coving to ceiling. Laminate wooden floor. Ornate brick built feature fireplace with coal effect fire (untested) with wooden mantle. Georgian style French doors to the:-

Study

11'1 x 9'3
Double glazed windows. Laminate wooden flooring. Double glazed door to the garden.

Dining Room

13'5 x 9'11
Georgian style double glazed window to the front. Double radiator. Laminate wooden floor. Coving to ceiling. Wall lights. Serving hatch to the kitchen.

Kitchen

10'5 x 10'6
Wall and base fitted units with rolled edge work surfaces over. Ceramic hob with extractor fan over. Eye level double oven. Space for tall fridge freezer. Wall mounted 'Potterton' boiler. Sink with mixer tap and drainer. Plumbing for washing machine. Tiled splash backs. Plate racks. Double radiator. Laminate wooden floor. Opening too:-

Breakfast/Garden Room

12'1 x 9'4
Double glazed windows to the front and side. Radiator. Double glazed door to the garden. Laminate wooden flooring.

Small Storage Room

8'6 x 5'
Double glazed window to the rear. Laminate wooden floor.

Utility Room

9'8 x 4'9
Tiled walls. Coving to ceiling. Base unit with stainless steel sink with drainer. Plumbing and space for washing machine. Space for tumble drier. Courtesy door to the:-

Landing

Georgian style double glazed window to the rear. Coving to ceiling. Doors to:-

Bedroom 1

13'5 into the alcove x 12'10
Dual aspect room with Georgian style double glazed windows to the front and side. Double radiator. Coving to ceiling. Laminate wooden flooring. Door to:-

En-Suite Shower Room

Low flush W.C. with concealed cistern and push button flush. Vanity wash hand basin with mixer taps and cupboards under. Tiled enclosed double shower cubicle with electric shower, hand attachment and rain head. Extensively tiled walls in complimentary ceramics. Extractor fan. Vinyl flooring.

Bedroom 2

11'5 x 10'1
Georgian style double glazed window to the front. Radiator. Coving to ceiling. Laminate wooden flooring. Door to:-

En-Suite Shower Room

Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboard under. Tiled enclosed shower cubicle with electric shower. Extractor fan. Shaver point. Vinyl flooring.

Garage

14'11 x 9'6
Up and over door. Power and lighting. Wall mounted meters and consumer unit.

Bedroom 3

8'2 x 10'1
Georgian style double glazed window to the front. Radiator. Coving to ceiling. Built in double wardrobe.

Bedroom 4

10'6 x 6'8
Georgian style double glazed window to the rear. Wall light. Double radiator. Laminate wooden floor.

Family Bathroom

Georgian style double glazed window to the rear. Suite comprising panel bath with Georgian style mixer tap and hand attachment. Tiled enclosed shower cubicle with electric shower, hand attachment and rain head. Towel radiator. Vanity wash hand basin with mixer tap and cupboards under low flush W.C. with concealed cistern and push button flush. Coving to ceiling. Part tiled walls in complimentary ceramics. Vinyl flooring. Extractor fan. Built in airing cupboard housing immersion cylinder.

Garden

Patio area with steps down to the garden which is mainly laid to lawn with shrub and flower borders. Water tap. Side access with security light. Timber shed. Very secluded.





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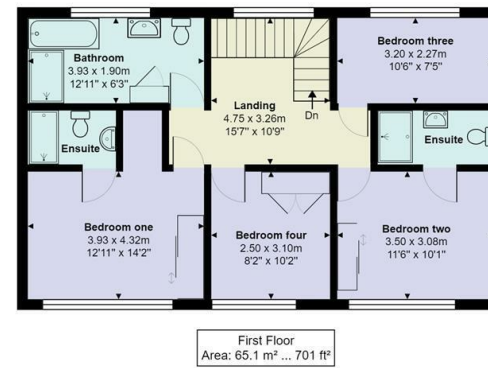
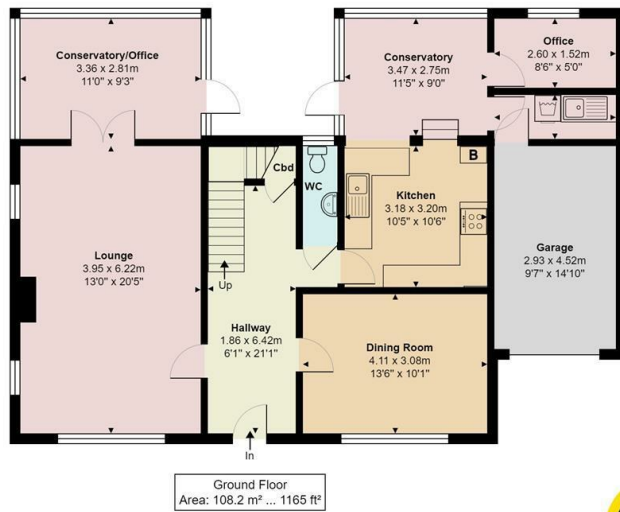


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East Ridgeway, Cuffley, Potters Bar, EN6 4AP

Total Area: 173.3 m² ... 1866 ft²

All measurements are approximate and for display purposes only