



JR Sales & Letting

**Brookside Crescent
Cuffley**



**£624,950
Freehold**

Backing onto Woodland is this delightful Two bedroom Fully Detached Bungalow offered Chain Free!

This Charming Property benefits from a well maintained rear garden, own driveway, a good sized rebuilt garage and modern shower room. Cuffley British Rail Station & Village Shops within a mile away.

An early viewing recommended.

- **Chain Free**
- **Double Glazing & Modern Electric Heating**
- **Own Driveway & Good Sized Re-built Garage**
 - **Superb Garden backing on to Woodland**
- **Three Bedrooms (two Ground Floor, one First Floor)**
 - **Fitted Kitchen**
 - **Modern Shower Room**
 - **Potential to extend/enlarge STPP**
 - **Sought After Location**
 - **Viewing Highly Recommended!**

Front

Driveway parking for multiple vehicles. Paved front. Outside carriage lights.

Entrance

UPVC double glazed door to the porch with double glazed window to the front.

Porch

Window to the side. Tiled floor. Opaque double glazed entrance to the:-

Hallway

Coving to ceiling. Built in airing cupboard housing an immersion cylinder. Stairs to loft room. Doors to:-

Bedroom 2

11'2 x 10'8

Double glazed window to the front. Coving to ceiling. Built in storage cupboard. Under the stairs is a built in wardrobe.

Boarded Loft Room

8' x 10'6

Storage area. Double glazed window to the front. Wall mounted storage heater. Coving to ceiling.

Shower Room

Suite comprising low flush W.C. with push button flush. Wall hung vanity wash hand basin with mixer tap and drawers under. Chrome towel radiator. Quadrant tile enclosed shower cubicle with mixer valve and hand attachment. Inset spotlights. Extractor fan. Part tiled walls and flooring in complimentary ceramics. Underfloor heating.

Living Room

14'8 x 11'1

Double glazed patio door to the rear. Double glazed window to the side. Storage heater. Wall lights. Feature fireplace with electric fire.

First Floor Landing

Double glazed window to the side. Door to:-

Bedroom 1

17'3 x 12'

Double glazed window to the side. Storage heater. Ceiling fan. Built in storage cupboards into the eaves. Fitted wardrobe.

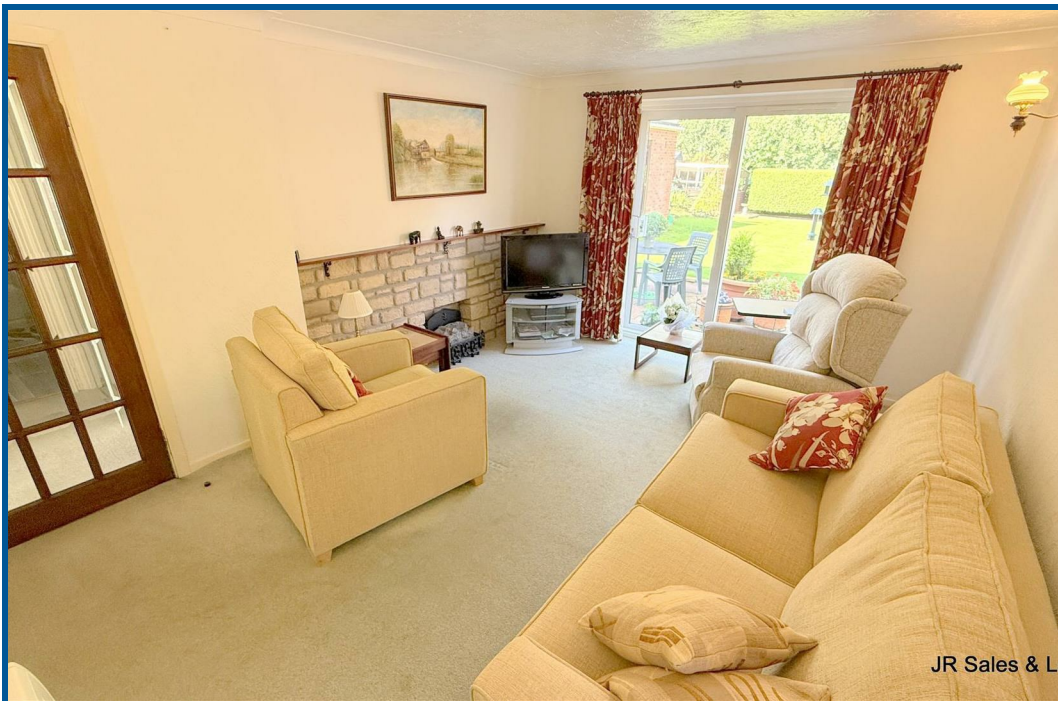
Garden

Good sized patio paved area. Side access via a wrought iron gate. Water tap. Light. Mainly laid to lawn with shrub and flower borders. Timber shed to the rear. Courtesy door to the:-

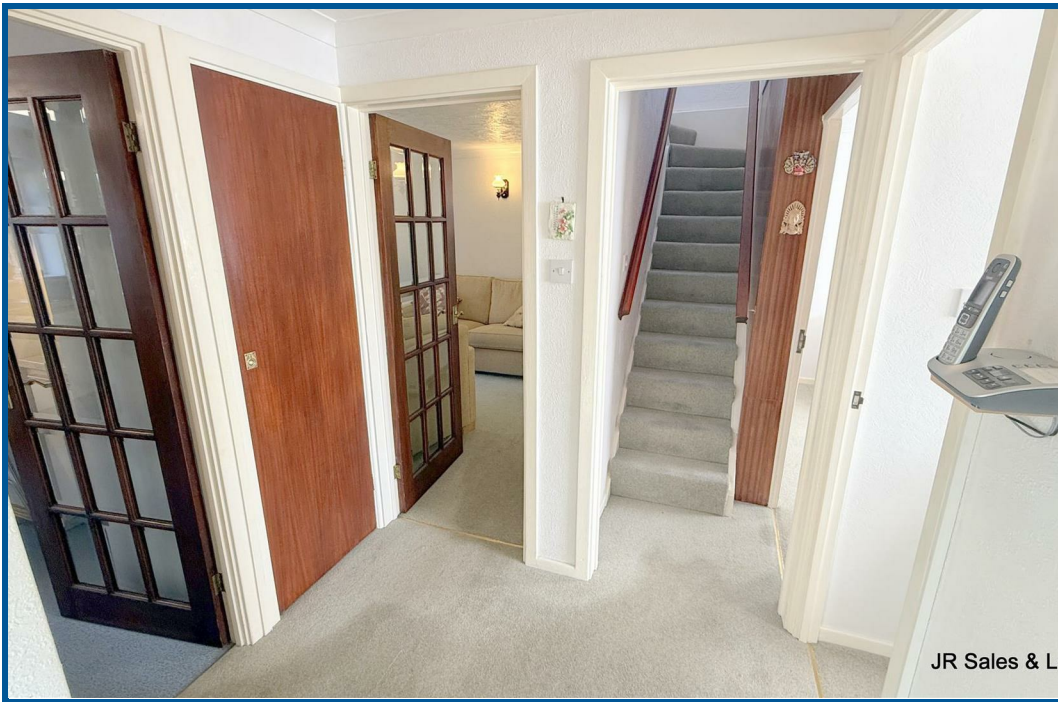
Garage

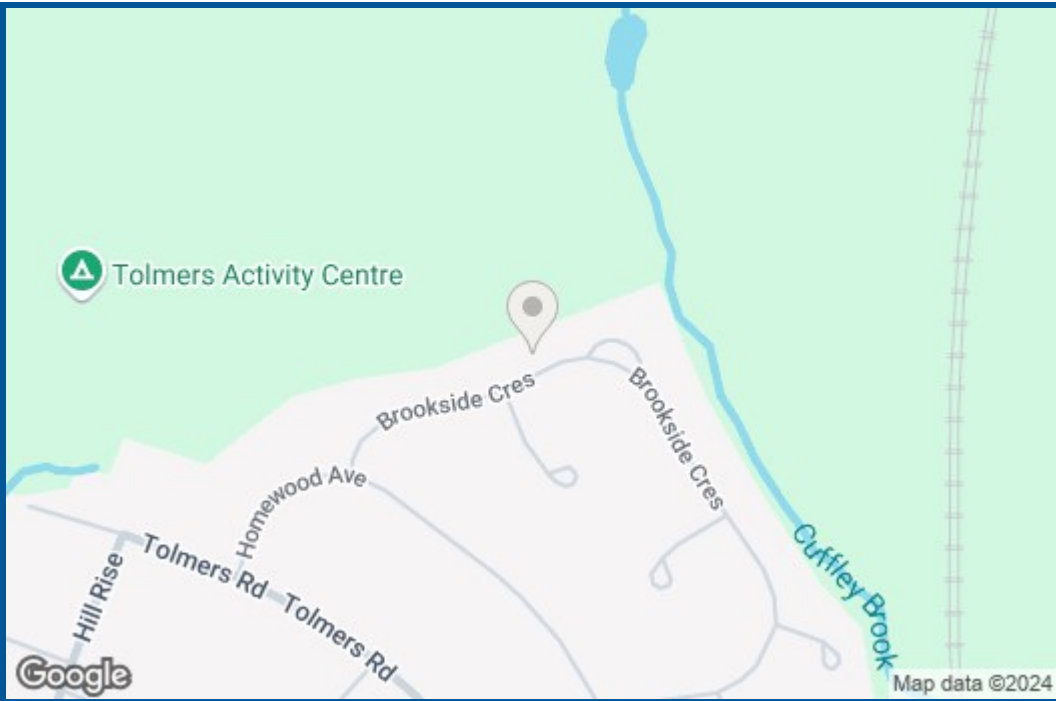
25' x 10'5

Electric up and over door. Double glazed window to the rear. Power and lighting.



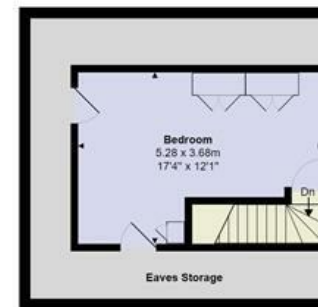






Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 81 42 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



First Floor
Area: 38.0 m² ... 408 ft²

Ground Floor
Area: 84.1 m² ... 905 ft²



Brookside Crescent, Cuffley, Potters Bar, EN6 4QL

Total Area: 122.0 m² ... 1314 ft² (excluding garden)

All measurements are approximate and for display purposes only