



**Oak Lane
Cuffley**



**£1,285,000
Freehold**

This four double-bedroom detached home, located at the end of a private road with a gated entrance, offers over 3,000 square feet of spacious family living. The property features three reception rooms, three bathrooms, and an en-suite dressing room, providing comfort and flexibility for family life. A double-glazed conservatory overlooks the beautifully landscaped garden, which includes a charming summer house and a koi pond, perfect for peaceful outdoor enjoyment.

Parking is convenient with a garage and a generous driveway accommodating multiple vehicles. Being chain-free, this home offers a smoother purchasing process. Viewing is highly recommended to fully appreciate the property's space, elegance, and privacy.

- **Private Road**
- **Gated Entrance**
- **Chain Free**
- **Good Sized Driveway & Garage**
- **Four Double Bedrooms all with fitted wardrobes**
- **Three Bathrooms**
- **Master Bedroom Has walk through Dressing Room & En-Suite**
- **Beautifully Maintained Garden with Summer House & Koi Pond**
- **Three Large Reception Rooms Plus Conservatory**
- **Short Distance From Village & British Rail**

Front

Block paved driveway with shrub and flower borders. Wrought iron gate and electric gates for parking for up to 6 to 7 cars with ease.

Entrance

Leaded light double glazed entrance door with side windows with fitted blinds to the:-

Entrance Porch

Quarry tiled floor. Opaque glazed Oak entrance door with matching windows to the sides to:-

Reception Hallway

Double radiator. Coving to ceiling. Dado rail. Stairs to first floor with oak balustrade. Cupboard under the stairs. Oak Interior doors to:-

Ground Floor W.C.

Low flush W.C. Pedestal wash hand basin. Extractor fan. Extensively tiled walls. LVT flooring.

Living Room

Entered by two hardwood oak double doors. Dual aspect room with Georgian bow double glazed window to the front. Leaded light French doors with side windows to the rear. Three double radiators. Moulded coving to ceiling. Dado rail. Limestone feature fireplace with matching hearth and insert with an electric fire (untested).

Dining Room

Entered by leaded light glazed oak double doors. Leaded light double glazed French doors with side windows to the rear conservatory. Moulded coving to ceiling. Dado rail. Double radiator. Door and serving hatch to the kitchen.

Kitchen

Double glazed leaded light French doors to the garden. Double glazed leaded light window to the side. Range of wall and base fitted units with rolled edge work surfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Four ring Neff hob with extractor fan over. Integrated dishwasher. Eye level oven and grill. Integrated fridge and freezer. Radiator. LVT flooring. Inset spotlights. Tiled splash backs. Door to:-

Utility Room

Comprises of wall and base fitted units with rolled edge work surfaces over. Plumbing and spaces for washing machine and dishwasher. Sink with mixer tap and drainer. Extensively tiled walls. LVT flooring. Leaded light double glazed door and window to the side to the garage/carport

Large Family Room

Two leaded light bow windows to the front and leaded light double glazed window to the side. Wall mounted Baxi boiler. Cupboard housing the consumer unit. Wooden floor. Formally a double garage.

Large Conservatory

Double glazed windows and French doors out the garden. Ceiling fans. Strip wood flooring. Fitted blinds.

Landing

Leaded light double glazed window to the front. Double radiator. Moulded coving to ceiling. Dado rail. Built in airing cupboard housing immersion cylinder. Doors to:-

Walk-in Dressing Room

Extensive range of fitted wardrobes and shelving with solid oak doors. Coving to ceiling. Dado rail. Opening into:-

Main Bedroom

Double glazed leaded light windows to the side and front. Wall lights. Dado rail. Coving to ceiling. Radiator. Range of fitted wardrobes, chest of drawers and bed side cabinets. Door to:-

En-Suite

Opaque leaded light double glazed window to the rear. Inset spotlights to ceiling. Wall fan. Radiator. Suite comprising of corner jacuzzi bath with mixer tap and shower attachment. Bidet. Low flush W.C. Vanity wash hand basin set in work top with cupboards under and wall Cabinets. Extensively tiled walls.

Bedroom 2

Leaded light double glazed window to the rear. Radiator. Extensive range of fitted wardrobes with bed recess, bedside cabinets and dressing table with mirror. Radiator. Coving to ceiling. Access to loft space. Door to:-

En-Suite

Leaded light double glazed window to the front. Radiator. Extensively tiled walls inset spotlights to ceiling. Wall fan. Suite comprising low flush W.C. Bidet. Vanity wash hand basin with mixer tap. Tile enclosed shower cubicle with mixer valve LVT flooring. Extensively tiled walls.

Bedroom 3

Leaded light double glazed windows to the front and side. Extensive range of fitted wardrobes with bed recess, matching chest of drawers and bed side cabinets. Fitted desk with cupboards. Coving to ceiling. Double radiator.

Bedroom 4

Leaded light double glazed window to the side. Radiator. Range of fitted wardrobes with matching bedside cabinets, dressing table with a chest of drawers and cupboards. Coving to ceiling.

Family Bathroom

Opaque leaded light double glazed window to the rear. Suite comprising of a panel corner bath with mixer tap and shower attachment. Bidet with mixer tap. Low flush W.C. Vanity wash hand basin with cupboards under. Cabinet with inset light. Countered sink with mixer tap. Radiator. Fan heater. Inset spotlights to ceiling. LVT flooring. Extensively tiled walls.

Carport/Garage

Electric up and over door. Paving. Power and lighting. Double glazed sliding patio door to the rear garden.

Garden

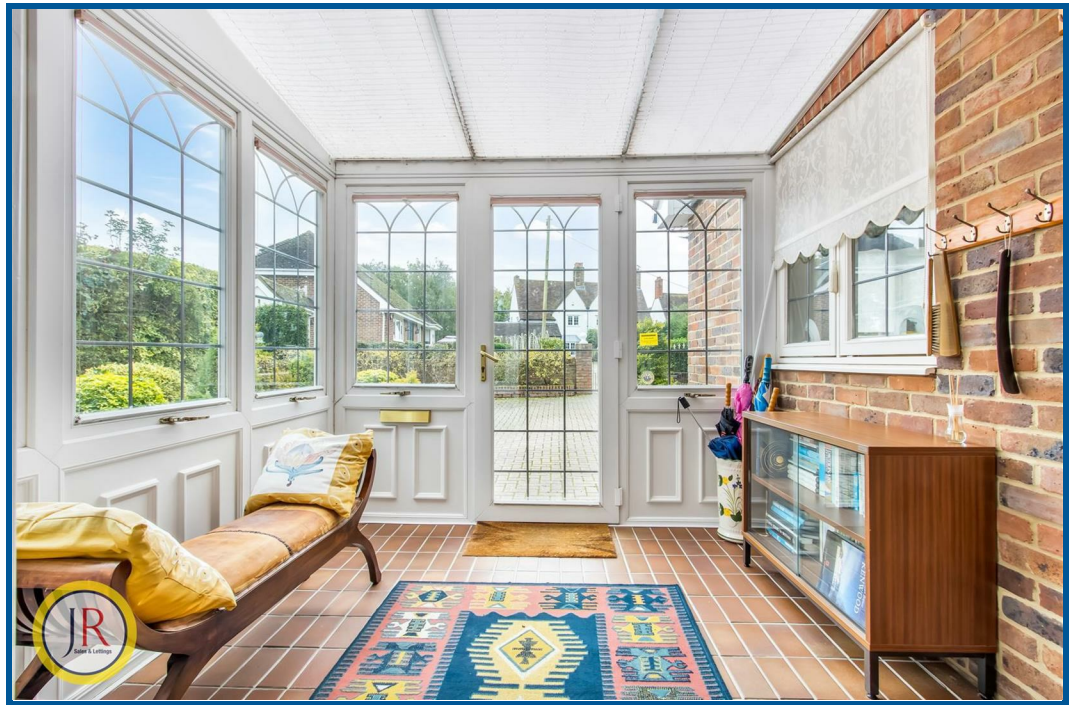
Water tap. Large patio paved area. Beautifully landscaped with raised shrub and flower borders. Superb Koi carp pond with water fall and oriental style footbridge. Pergola with vines over a feature pathway. Timber shed.

Timber Summerhouse

Power and lighting.



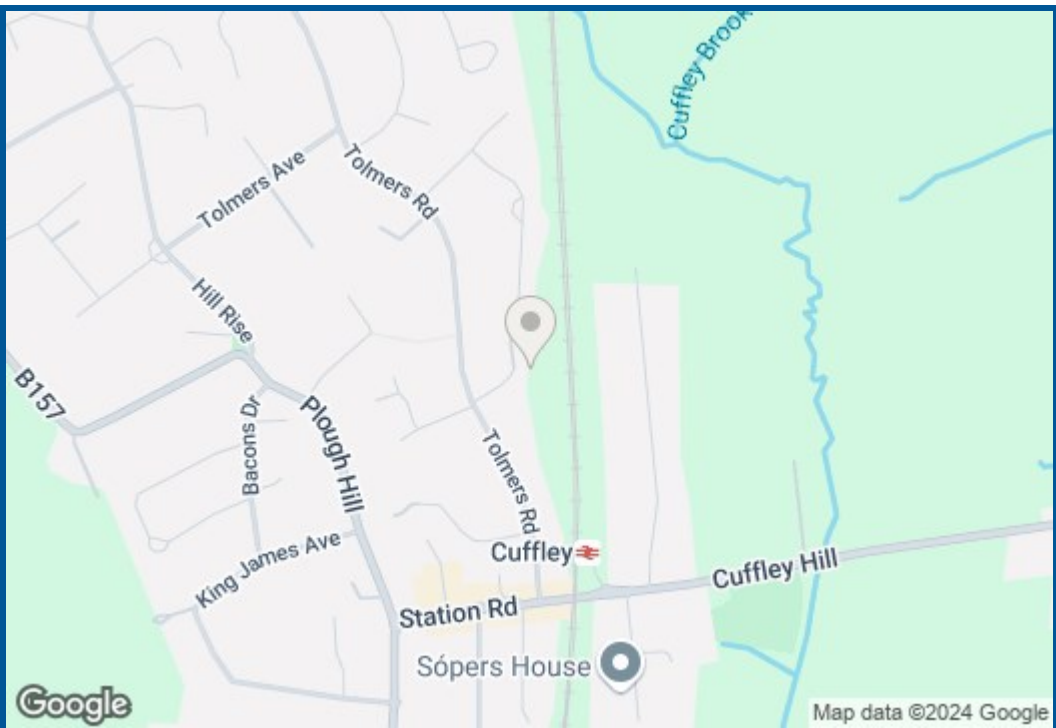












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
	EU Directive 2002/91/EC		

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



Oak Lane, Cuffley, Potters Bar, EN6 4JZ

Total Area: 284.5 m² ... 3062 ft²

All measurements are approximate and for display purposes only