



**Homewood Avenue
Cuffley**



**£1,137,000
Freehold**

A recently renovated & extended four/five-bedroom fully detached house is situated in a highly sought-after avenue off Tolmers Road. It features a spacious, open-plan layout encompassing a large living room, dining room, & modern kitchen with a centre island & bi-folding doors leading to a landscaped, secluded rear garden. The ground floor also includes a separate lounge, utility room, WC/shower room, & a study that can serve as an additional bedroom.

On the first floor, there are four well-sized bedrooms, with the master bedroom offering an en-suite dressing room & shower room. A luxurious family bathroom completes the upstairs. Outside, the property benefits from a generous driveway, garage/storage space, & a private, landscaped garden. The convenient location is just over half a mile from Cuffley Village's shops & mainline train station, making it ideal for families & commuters alike. Viewing is highly recommended to appreciate the high-quality renovations & the spacious, versatile layout of this beautiful home.

- **Large Open Planned Kitchen/Dining Living Room With Bi-folding Doors**
- **Through Lounge/Dining Room, Plus Separate Lounge**
 - **Kitchen With Center Island. Utility Room**
 - **Ground Floor Study/Bedroom 5**
- **Master Bedroom with En-Suite Shower Room & Walk in Wardrobe Room**
 - **Ground Floor WC Shower Room**
 - **Reception Hallway**
- **Popular Location For Families, Just over half a mile from Village/British Rail**
 - **Neat Secluded Rear Garden**
 - **Large Driveway, Garage Storage Room**

Entrance

Tiled porch roof, Wall Lights. Composite Anthracite Entrance with opaque double glazed windows to sides to:-

Reception Hallway

Feature column radiator. Grey oak laminate wooden flooring. Stairs to first floor. Part feature paneling to walls. Doors to the:-

Lounge

12'6 x 13'11

Double glazed bay window to front. Double radiator. Wall lights. Covings to ceiling.

Study/Bedroom 5

11'9 x 9'11

Opaque double glazed window to the side. Underfloor heating. Inset spot lights to the ceiling. Fitted cupboard housing the meters & consumer unit.

W.C./Shower Room

8' x 4'

Low flush W.C with push button flush. Vanity wash hand basin with mixer tap and feature tiled splash back. Walk in tiled shower glass enclosure, mixer shower valve with hand attachment and rain head. Vinyl Victorian style tiled floor. Extractor fan. Inset spotlights to ceiling. underfloor heating

Open Planned Living Room, Dining Room Kitchen

18'5 x 22'4

Double glazed skylights. Anthracite double glazed b-folding door to the garden. Inset spot lights to ceiling. Grey oak laminate wooden flooring. Under floor heating. Built in storage cupboard under stairs.

Kitchen area 14'7 x 11'9 (4.45m x 3.58m) Double glazed windows to rear. Range of Light Grey and contracting Navy Shaker style kitchen cabinets with Quartz stone marble effect worktops over incorporating and stainless steel underslung sink and drainer grooves. Mixer tap. Centre Island with breakfast bar. Integrated dishwasher and fridge freezer. Five ring hob with extractor fan over. Eye level double oven. Door to:-

Utility Room

Wall and base fitted units with square edge work top over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Tiled splash backs. Plumbing for washing machine. Space for tumble dryer. Space for tall fridge freezer. Grey oak laminate wooden flooring. underfloor heating. Inset spotlights to ceiling.

First Floor Landing

Double glazed window to the rear. Access to loft space via pull down ladder. Doors to:-

Bedroom 1

10'10 x 15'10

Feature vaulted ceiling with chandelier and inset spot light to ceiling. Double glazed windows to rear. Double radiator. Doors to En-suite dressing room which has a range of hanging spaces, shoe storage and mirror.

En-Suite Shower

Low flush W with push button flush. Wall hung vanity wash hand basin with mixer tap and cupboard and drawers under. Walk in shower enclosure with mixer shower valve with hand attachment and rain head. Extractor fan. Inset spotlights to ceiling. Chrome towel radiator. Extensively tiled walls. Bathroom Mirror with LED slight and shaver point. LTV flooring.

Bedroom 2

11'8 x 14'7

Double glazed bay window to the front. Double radiator. Range of fitted wardrobes. Covings to ceiling. Feature panel wall.

Bedroom 3

8'5 x 16'2

Double glazed window to the front. Double Radiator. inset spotlights to ceiling.

Bedroom 4

9'5 x 9'9

Double glazed window to rear. Radiator.

Family Bathroom

Opaque double glazed window to the front. Suite comprising paneled bath with mixer tap and hand attachment. Wall in tiled enclosed shower enclosure with shower valve with hand attachment and rain head. His and hers wall hung vanity wash hand basins with mixer taps and and cupboard and drawers under. Low flush WC. Extensively tiled walls. Inset spotlights to ceiling. Extractor fan. LVT flooring.

Garden

Porcelain patio paving which runs to the side of the house. Decking area. Mainly laid to lawn with shrub and flower boarders. Side access to the front. Bin storage sheds. Water tap. Wall lights.

Driveway

Block paved driveway with ample parking for multiple vehicles. Laid lawn. Shrub and flower borders.

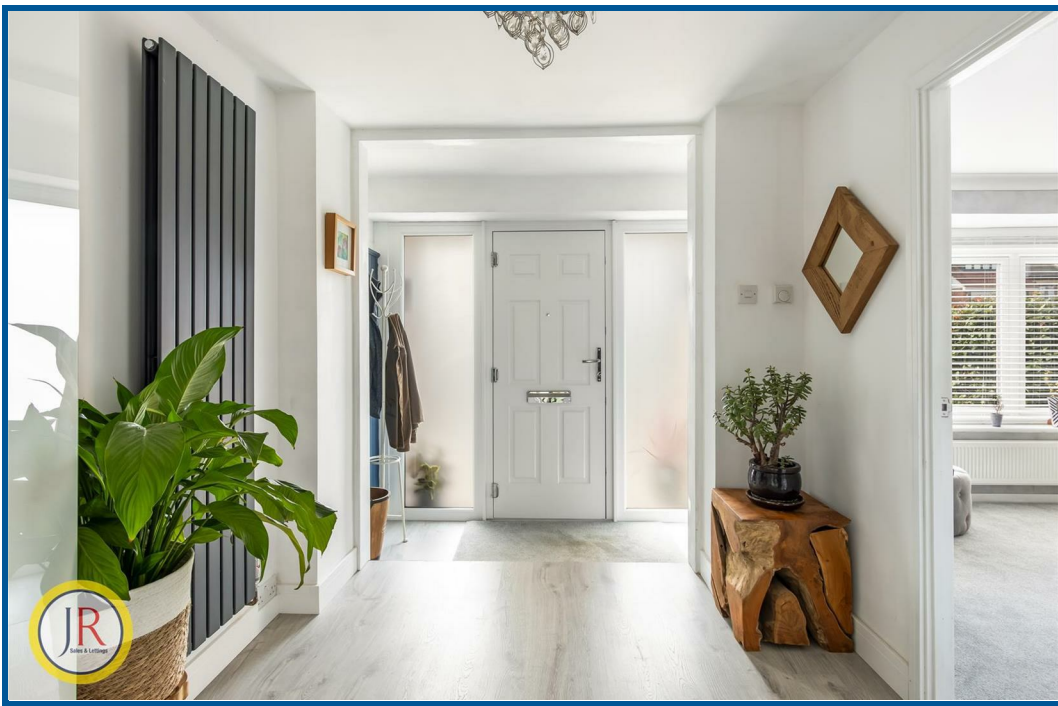
Garage Storage Room

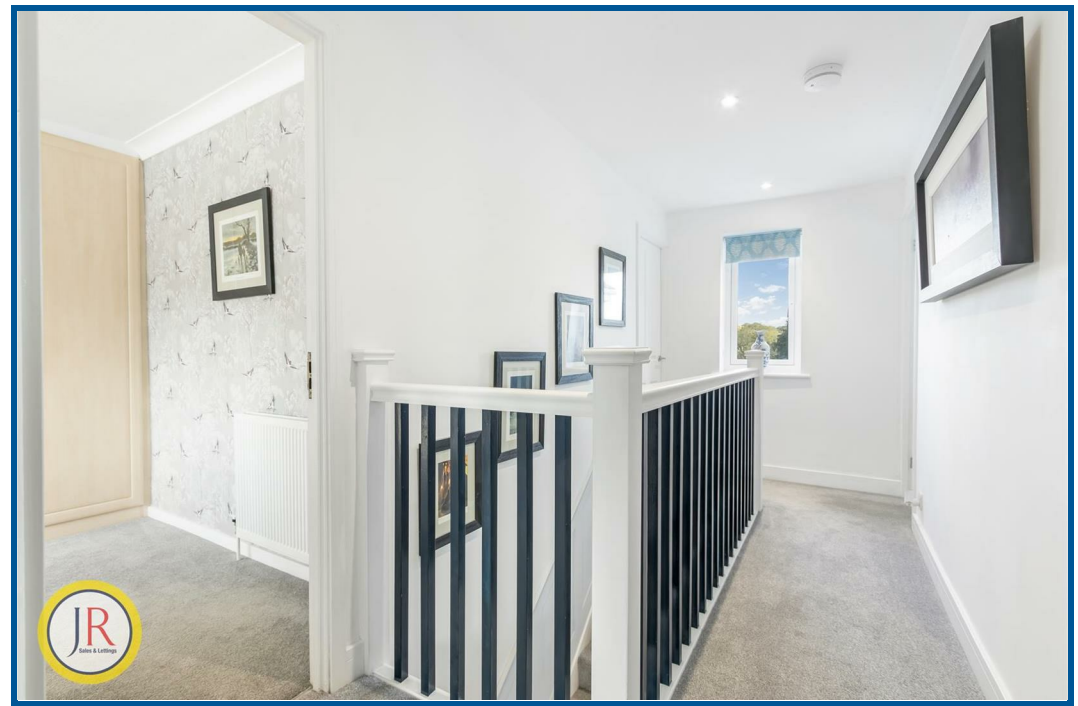
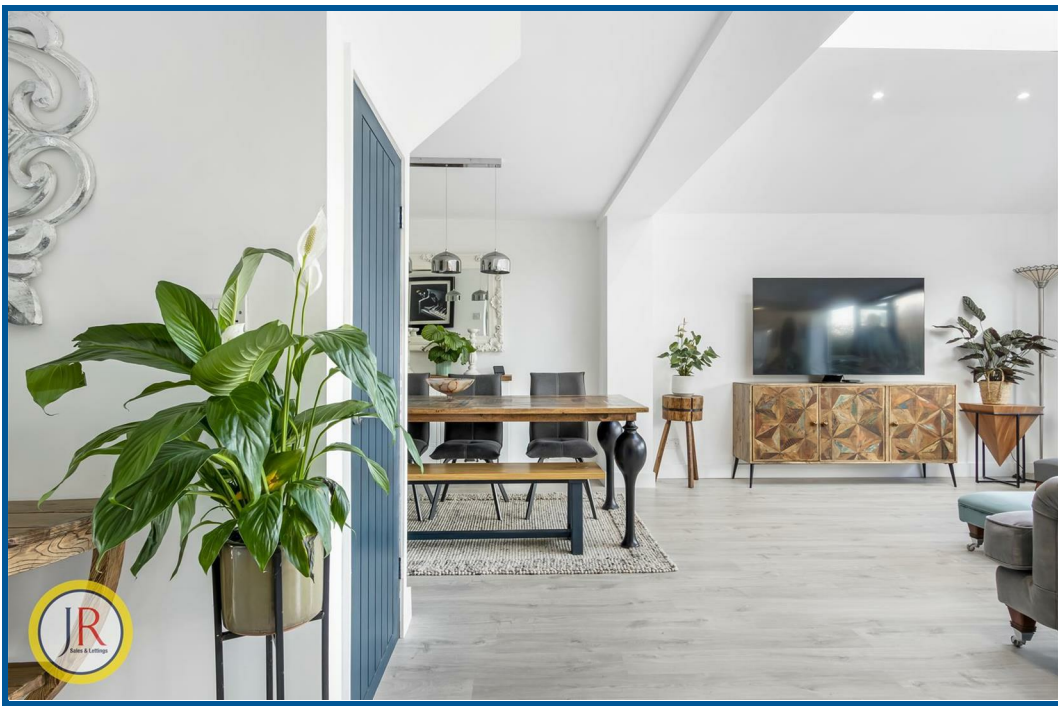
12'2 x 6'8

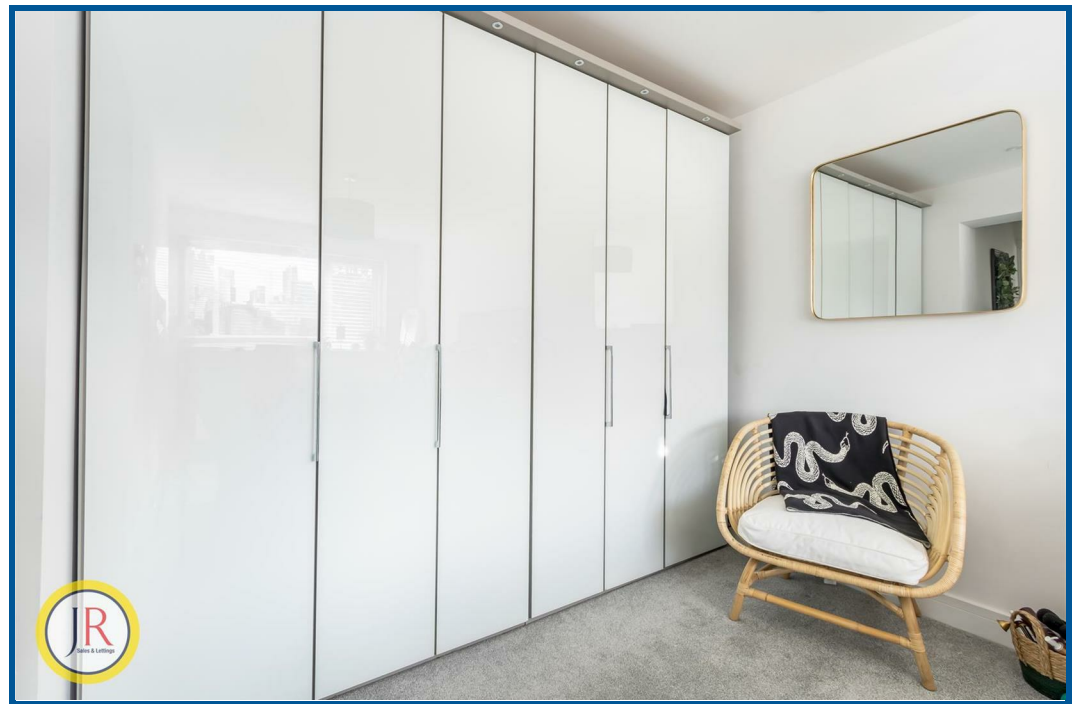
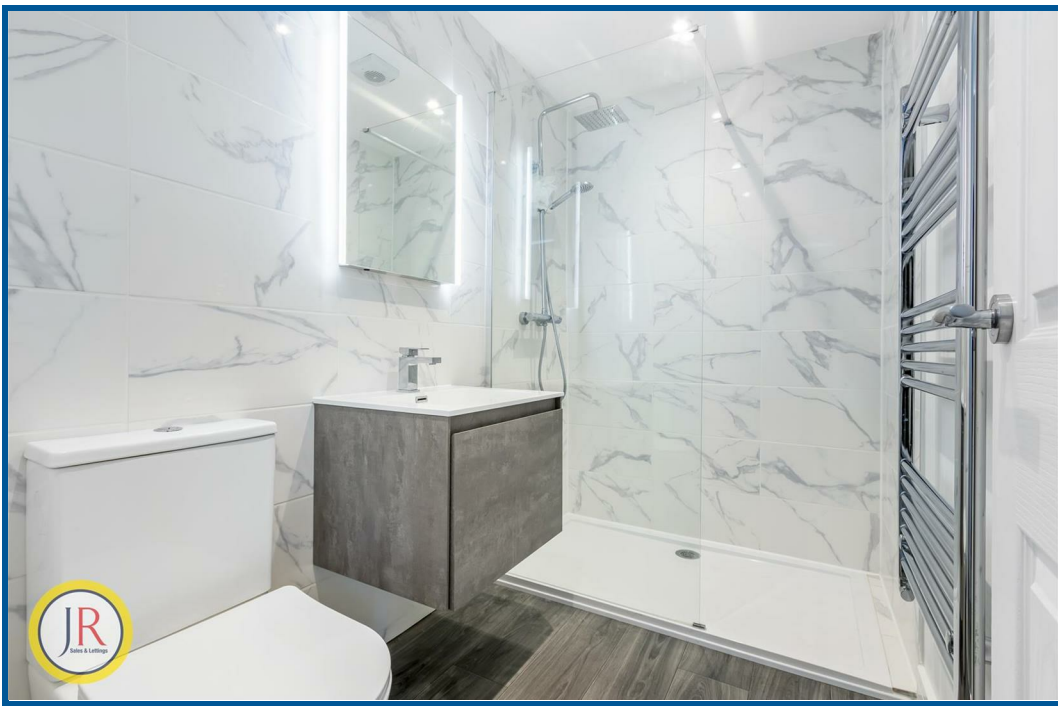
Wooden double doors. Power and lighting. Water tap. Wall mounted gas fired boiler. Unvented hot water cylinder.















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	



Ground Floor
Area: 113.2 m² ... 1218 ft²



First Floor
Area: 78.7 m² ... 847 ft²



Homewood Avenue, Cuffley, Potters Bar, EN6 4QR

Total Area: 191.8 m² ... 2065 ft² (excluding garden)
All measurements are approximate and for display purposes only