



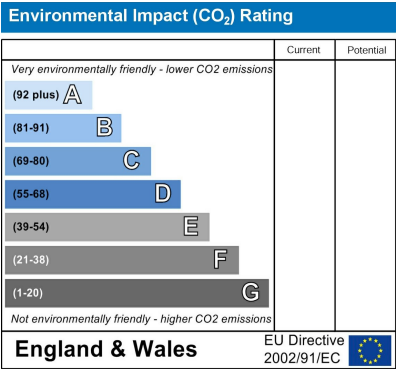
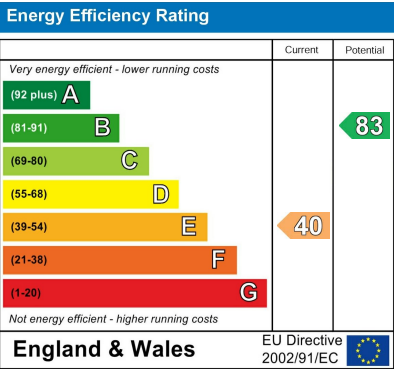
**King James Avenue
Cuffley**



**£799,950
Freehold**

This charming and spacious 4/5-bedroom detached family home, located on a sought after, tree-lined road close to the village, offers versatile family accommodation. The ground floor includes a generous living room with a garden-facing bay window, a separate dining room, two front bedrooms, a bright kitchen, and a bathroom. The current owners have utilized the upstairs as a self-contained annexe, with a bedroom, study, living room, kitchenette and a shower room. Ideal for a multigenerational family or could be returned back to standard accommodation. The property features a block-paved driveway, a beautifully maintained 101-ft garden with decking and countryside views, and a storage garage. At 2,185 sq ft, this home blends character, warmth, and convenient access to Cuffley village amenities, schools, rail links to Moorgate and Kings Cross, and nearby A1(M) and M25 roads.

- 4/5 Bedrooms
- Flexible accommodation
- Stunning 101ft Garden with views
- Storage Garage & Timber shed
- Garden Facing Lounge & Kitchen
 - Sought after Tree Lined Road
- Block Paved Driveway for 2/3 cars
- Within 1/4 Mile of the Village Shops, Facilities & British Rail
- Good catchment Area for popular schools
- Viewing Highly Recommended!



Entrance

Leaded light coloured composite double glazed entrance door leading to:-

Porch

Double glazed windows to the sides. Ceramic tiled floor. Feature archway. Solid wood entrance door with feature colour leaded light with matching side windows to the:-

Hallway

Opaque double glazed leaded light window to the front. Stairs to first floor. Storage cupboard built into the shelf. Coving to ceiling. Built in cupboard housing the meters. Radiator. Wall lights. Doors to:-

Bedroom 1

Double glazed Georgian style bay window to the front. Two feature colour leaded light opaque glazed windows to the side. Coving to ceiling. Wall lights. Double radiator. Range of fitted wardrobes. Bedside cabinets. Chest of drawers. Dressing table. Ceiling rose light.

Bedroom 2

Double glazed Georgian style window to the front. Double radiator. Coving to ceiling. Fitted cupboard. Storage space under the stairs.

Dining Room/Bedroom 3

Georgian style double glazed bay window to the side. Double radiator. Coving to ceiling.

Bathroom

Two opaque double glazed windows to the side. Panel bath with Georgian style mixer tap and hand attachment. Pedestal wash hand basin. Low flush W.C. Radiator. Part tiled walls. Wood effect vinyl flooring. Wall light. Built in airing cupboard housing the cylinder. Fitted cupboard.

Living Room

Georgian style double glazed bay window and French doors to the garden. Two opaque leaded light glazed feature windows to the sides. Feature fireplace with wooden surround marble inset and hearth. Gas fire (untested). Coving to ceiling. Inset spotlights. Double radiator.

Kitchen

Georgian style double glazed windows to the rear and side. Georgian style double glazed door to the garden. Range of wall and base fitted units with rolled

edge work surfaces over incorporating a sink with mixer tap and drainer. Plumbing and spaces for dishwasher, washing machine and tall fridge freezer. Eye level Bosch double oven. Four ring gas hob with extractor fan over. Cupboard housing Potterton boiler. Tile effect laminate wooden flooring. Tiled splash backs.

First Floor Landing

Radiator. Doors to:-

Bedroom 4

Georgian style double glazed window to the rear. Radiator. Built in boarded storage cupboard into the eaves. Access to loft space.

Shower Room

Opaque double glazed window to the side. Radiator. Low flush W.C. Vanity wash hand basin mixer tap and tiled splash back. Tile enclosed shower cubicle with mixer valve and hand attachment. LVT tile effect flooring.

Bedroom 5

Georgian style double glazed window to the side. Nice views of Goffs Oak, rolling countryside and fields. Radiator. Range of fitted wardrobes.

Study

Velux window. Access to storage in the eaves. Radiator.

Utility Room

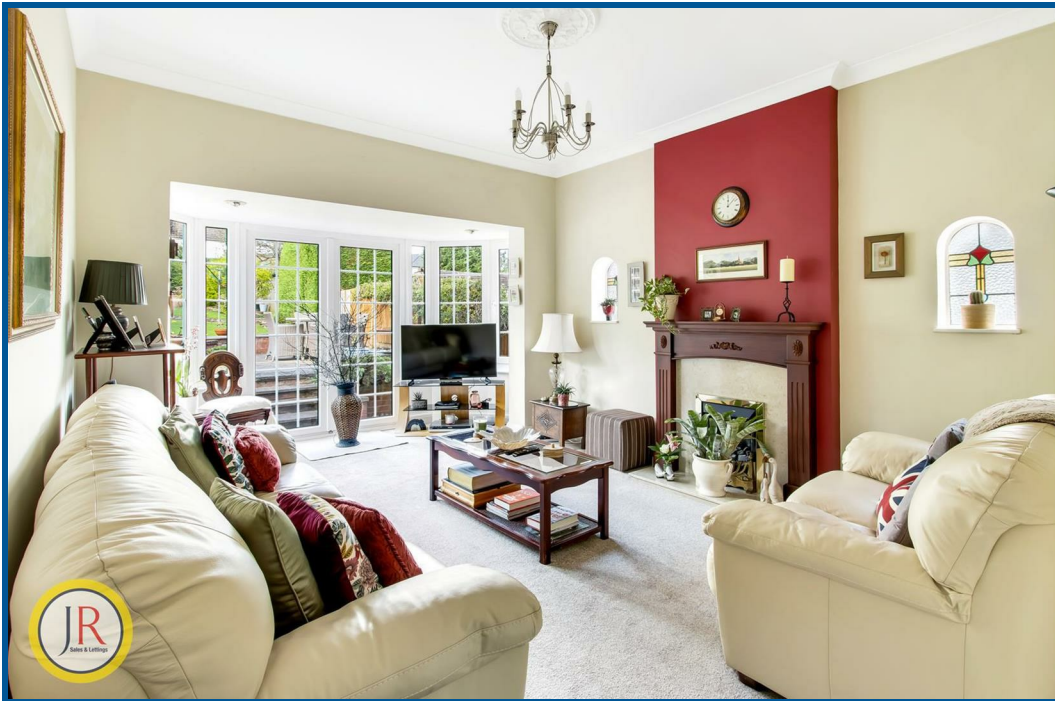
Opaque double glazed window to the side. Radiator. Range of wall base fitted units with rolled edge work surfaces over incorporating a sink with mixer tap and drainer with tiled splash backs. Recess for small tumble dryer. Space for free standing fridge freezer. Tile effect vinyl flooring.

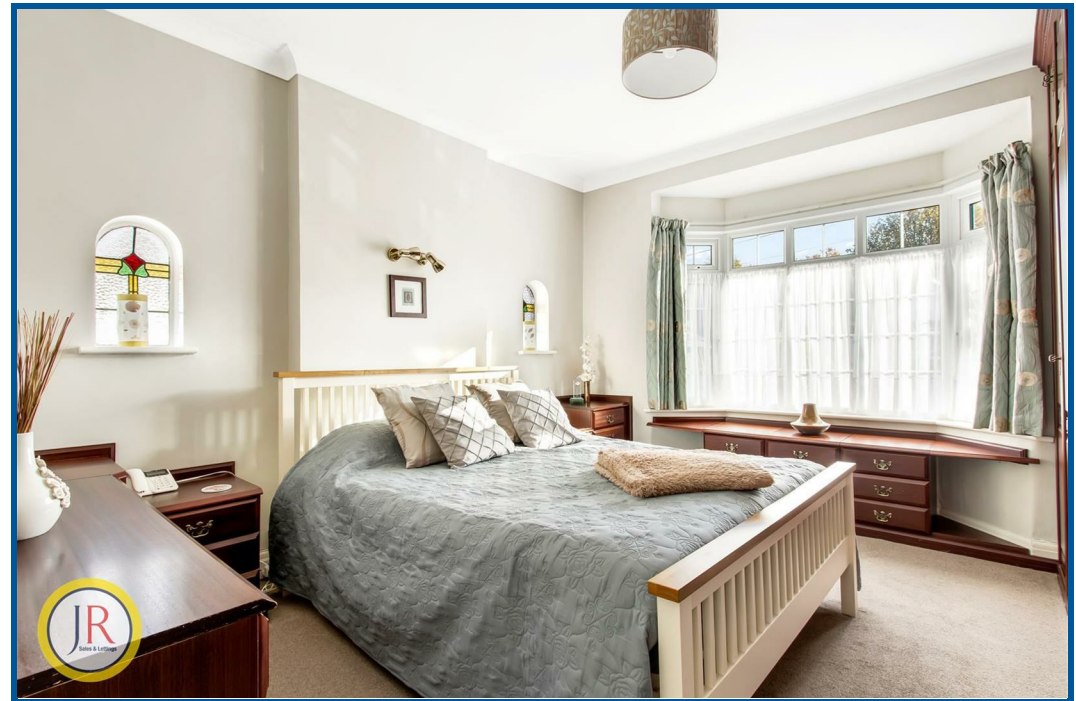
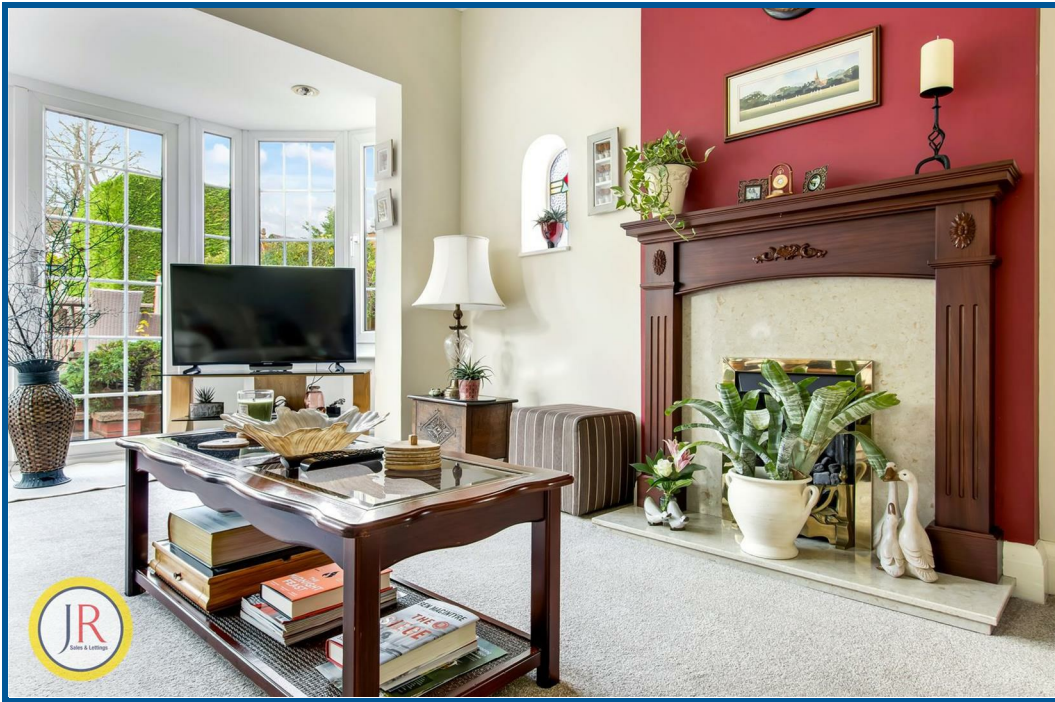
Garden

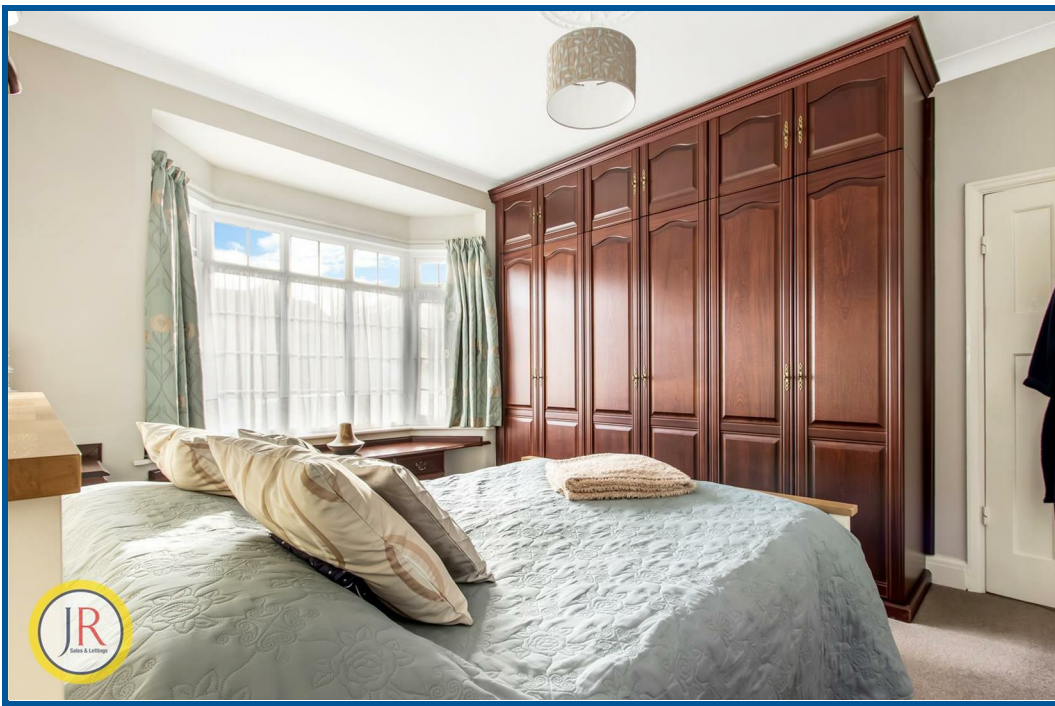
Double doors down the side of the property. A mixture of hard standing patio paved areas with steps up to the laid lawn with mature shrub and flower borders. Timber decked sun patio at the rear of the garden. Timber shed with glazed window. Water tap. Security light.

Garage

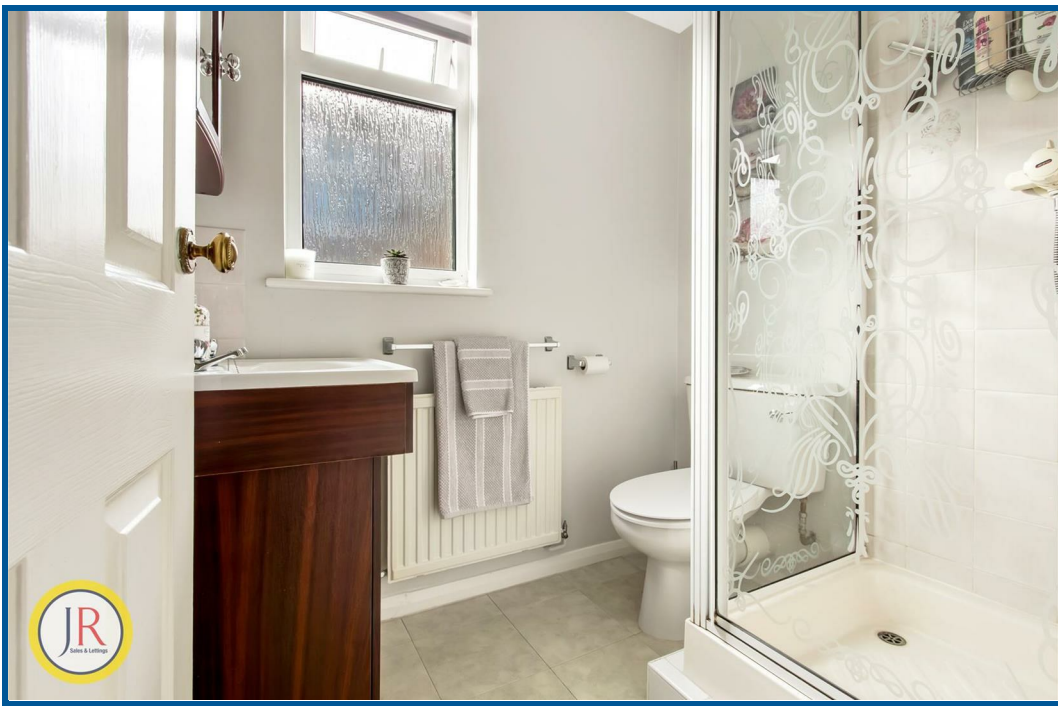
Double doors. Window.

















King James Avenue, Cuffley, Potters Bar, EN6 4LN

Total Area: 203.0 m² ... 2185 ft² (excluding garden)

All measurements are approximate and for display purposes only