



JR Sales & Letting


**The Ridgeway
Cuffley**




**£979,950
Freehold**

A rarely available 0.30 Acre Plot With Two Detached Bungalows on this Prestigious Road in Northaw on the Border of Cuffley, situated in a Service Road opposite the Great Woods and backing onto open Countryside with some outstanding views towards London. Ample parking and gardens. This unique property offers a excellent opportunity for the new owner to create or develop to their own taste in a great location subject to the necessary planning consents.

- PRESTIGIOUS LOCATION
- OUTSTANDING VIEWS TOWARDS LONDON
 - 0.30 ACRE WITH LOTS OF PARKING
 - OWN FRONTAL DRIVEWAY
 - TWO BETACHED BUNGALOW
- AMAZING DEVELOPMENT OPPORTUNITY
 - OPPOSITE THE GREAT WOODS
 - CUFFLEY TRAIN STATION 5MIN DRIVE
 - COUNTRYSIDE VIEWS
 - VIEW TODAY!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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
		

BUNGALOW 1

Ornate Timber Door to:-

Reception Hallway:-

Radiator with ornate cover. Window to the front. Coving to the ceiling.

'L' Shaped Living Room:-

24'10 x 16'3 narrowing to 10'2

Dual aspect room with opaque window to the side and window and double glazed casement doors to the rear. Radiator and radiator with ornate cover. Coving to the ceiling. Georgian styled serving hatch to:-

Kitchen:-

10'9 x 9'4

Window to the side. Stainless steel sink unit with mixer taps and cupboards under. Range of matching floor and wall storage cupboards. Split level 'Ariston' oven and 4 ring gas hob with extractor fan and canopy above. 'Worcester' wall mounted gas fired boiler. Laminate wood floor. Plumbing for washing machine.

Bedroom 1:-

9'1 x 8'6

Radiator. Coving to the ceiling.

Bedroom 2:-

11' x 9'9

Opaque window to the side and ceiling dome. Radiator.

Wet Room:-

Three Quarter Tiled walls and matching tiled floor. Shower area. White suite with low flush wc suite. Wash hand basin. Double radiator. Window to the front. Inset lighting. Access to loft space.

OUTSIDE:-

Own Frontal Drive

Parking for several cars.

The Gardens:-

Private rear garden with feature ornamental fish pond. To the rear of the bungalow is an additional Chalet Styled Bungalow which is an auxilliary to the first Bungalow.

BUNGALOW 2

Opaque Double Glazed Door to:-

Reception Hallway:-

Solid bamboo wood flooring. Stairs to the First Floor with timber balustrade and storage cupboard under. Coving to the ceiling. Double glazed window to the side.

Living Room:-

24'1 x 12'6

Dual aspect room with double glazed windows to the rear

overlooking the countryside and double glazed casement doors to the side. 2 radiators. Attractive brick fireplace and tiled hearth fitted with a French Wood Burner. Bamboo solid wood floor. Coving to the ceiling. Inset lighting. Archway to the Study Area.

Bedroom 1:-

10'8 x 10'4

Dual aspect room with double glazed window to the front and double glazed casement door to the side. Radiator. Built-in storage cupboard. Coving to the ceiling and inset lighting. Range of fitted wardrobes with storage cupboards over. Door to:-

En Suite Shower Room:-

Tiled walls and white suite. Wash hand basin. Low flush wc suite. Walk-in tiled shower cubicle. Extractor fan. Coving to the ceiling and inset lighting. Electric shaver point. Separate door to the Hallway. Ceramic tiled floor.

Bedroom 3:-

9'7 x 8'2

Double glazed windows to the front. Radiator. Fitted storage cupboards. Boiler cupboard housing a 'Heatlyn' wall mounted gas fired boiler. Bamboo solid wood floor. Open planned to:-

Study Area:-

8'3 x 7'

Bamboo solid wood floor. Inset lighting and coving to the ceiling. This room would easy be converted into a Kitchen (subject to Planning).

ON THE FIRST FLOOR:-

'U' Shaped Landing:-

Timber balustrade. Inset lighting.

Bedroom 2:-

10'8 x 7'8

Inset lighting. Double glazed window overlooking the Farm Land. Built-in wardrobe and storage cupboard. Radiator. Sloping roof.

Family Bathroom:-

12'2 x 7'9

White suite comprising enclosed bath with mixer taps and hand held shower attachment. Part tiled walls Pedestal wash hand basin. Low flush wc suite. Electric shaver point. Extractor fan. Towel radiator. Built-in eaves storage cupboard.

OUTSIDE:-

Shared Frontal Drive:-

Superb views over Open Countryside.

