



**The Meadway
Cuffley**



**£949,950
Freehold**

Available Chain Free!

Stunning Three/Four Bedroom Detached Home with Breathtaking Farmland Views

This exceptional detached home offers versatile living space and enjoys stunning countryside views, gated parking, and a 126ft landscaped rear garden complete with an amazing decking area and an outbuilding ideal as an office or games room.

The ground floor features open-plan living, including a spacious lounge, dining area, and a modern kitchen with a centre island. Additional benefits include a utility room, ground floor WC, family room/bedroom 4, and a separate office/study.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The main bedroom boasts an en-suite and impressive panoramic views over the surrounding farmland.

Viewing is highly recommended to fully appreciate everything this beautiful home has to offer. Contact us today to arrange a visit!

- **Offered Chain Free.**

- **Stunning three/four-bedroom detached home backing onto open farmland with breathtaking views.**
- **Expansive 126ft rear garden with an amazing decking area, perfect for outdoor entertaining.**
- **Outbuilding ideal as an office or games room, offering additional versatile space.**
- **Spacious open-plan ground floor with a lounge, dining area, and modern kitchen featuring a center island.**
- **Additional ground floor rooms including a utility room, WC, family room/bedroom 4, and a separate office/study.**
- **Three well-proportioned bedrooms upstairs along with a family bathroom.**
- **Main bedroom with en-suite and stunning countryside views.**
- **Beautiful blend of modern living and rural tranquility in a sought-after location.**
 - **Gated parking and garage providing security and convenience.**

Front

Gated entrance to the Driveway for four cars.

Covered Entrance

Composite double glazed entrance door with matching side windows to the:-

Hallway

Double glazed window to the side. Aluminium double radiator. Inset spotlights to ceiling. Stairs to the first floor with oak balustrade with storage cupboard under housing meters. Oak laminate wooden floor. Black Heritage style feature French doors with side windows leading to:-

Open Plan Living Room

Aluminium double glazed window to the side. Inset spotlights. Double radiator. Door to:-

Downstairs W.C.

Aluminium double glazed window to the front. Low flush W.C. with concealed cistern. Corner wash hand basin with splash backs and cupboards under. Inset spotlights to the ceiling. Ceramic tiled floor.

Study

Dual aspect room with double glazed windows to the front and side. Radiator.

Reception Room 2/Bedroom 4/Dining Room/TV/Snug Roo

Two black aluminium double glazed windows to the side. Feature brick open fire place. Inset spotlights to ceiling. Double radiator.

Open Plan Kitchen/Dining Room

Double glazed Velux roof skylights. Double glazed sliding doors to the garden. Aluminium double glazed black windows to the rear. Porcelain tiled floor with underfloor heating. Range of wall and base fitted units in contrasting matt navy blue and cream. Grey Quartz worktops over. Centre island breakfast bar. Integrated fridge, freezer and dishwasher. Bin storage. Siemens induction hob with extractor fan over. Eye level double oven. Worktops incorporating underslung sink with mixer tap. Waste disposal unit. Doors to:-

Utility Room

Range of gloss white wall and base fitted units with quartz worktops over incorporating underslung sink with mixer tap. Plumbing for washing machine. Space for tumble drier. Cupboard housing Valliant boiler. Porcelain tiled floor. Under floor heating. Inset spotlights.

Garage

Electric roller door. Glazed door to the garden. Power and lighting.

Stairs To First Floor

Double glazed window to the front. Velux window to the landing. Access to loft space. Doors to:-

Bedroom 1

Double glazed aluminium window to the rear. Double glazed sliding door. Magnificent views of farmers fields to the rear. Fitted sliding door wardrobe. Two radiators. Wall lights. Door to:-

En-Suite

Double glazed aluminium window to the front. Walk in tiled enclosed shower cubicle with rain head and hand attachment. Low flush W.C. Vanity wash hand basin with mixer tap and tiled splash back. Inset spotlights. Ceramic tiled floor. Chrome towel radiator. Extractor fan. Door to:-

Airing Cupboard

Megaflor. Shelving. Hot water storage tank.

Bedroom 2 (front to right)

Double glazed window to the side and front. Radiator. Built in storage in the eaves.

Bedroom 3

Double glazed windows to the front and side. Built in storage in the eaves. Double radiator.

Family Bathroom

Aluminium double glazed window to the side. Suite comprising of panel bath with mixer tap. Vanity wash hand basin with mixer tap. Tiled splash backs. Low flush W.C. with push button flush. Tile enclosed shower cubicle with mixer valve with rain head and hand attachment. Extractor fan. Ceramic tiled floor. Inset spotlights. Chrome towel radiator.

Garden

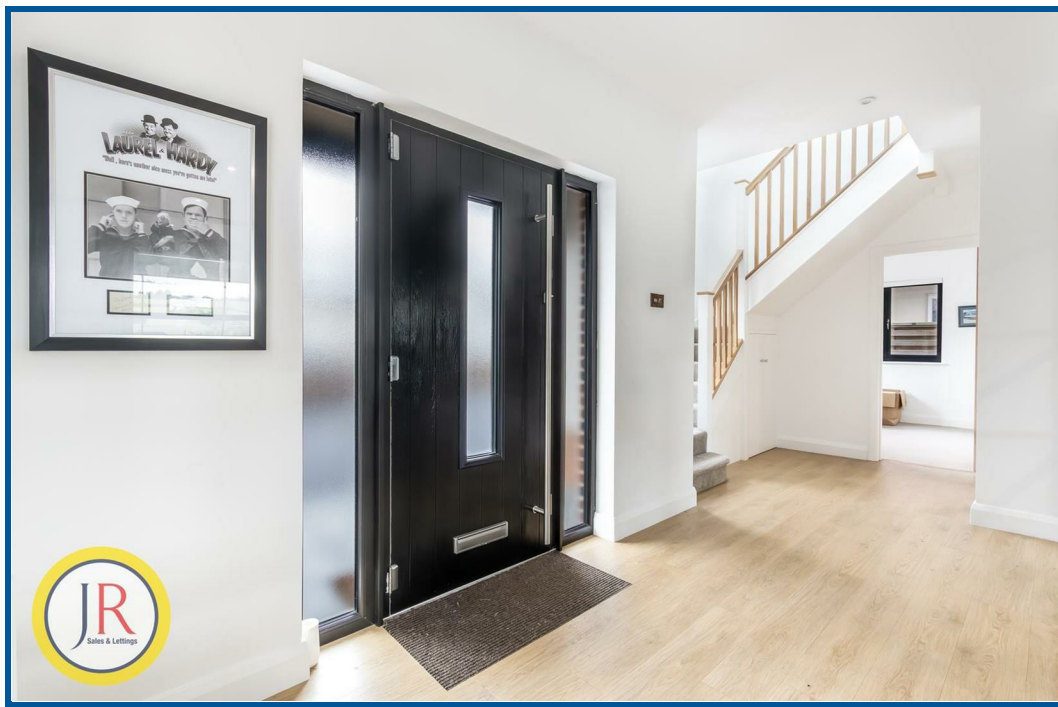
Water tap. Power. Large composite decking area with stainless steel and glass balustrades with steps down to the garden. Beautifully landscaped with raised sleeper shrub and flower borders. Lighting. Mainly laid to lawn. Water feature. Rockery. Courtesy door to the garage. Large composite decking area with glass and stainless steel balustrade with magnificent views to the rear.

Outbuilding

Modern Aluminum double glazed doors. Double glazed windows with a large feature window to the rear to enjoy the view. Power and lighting. LVT flooring. Inset spotlights the the ceiling. Electric heaters.



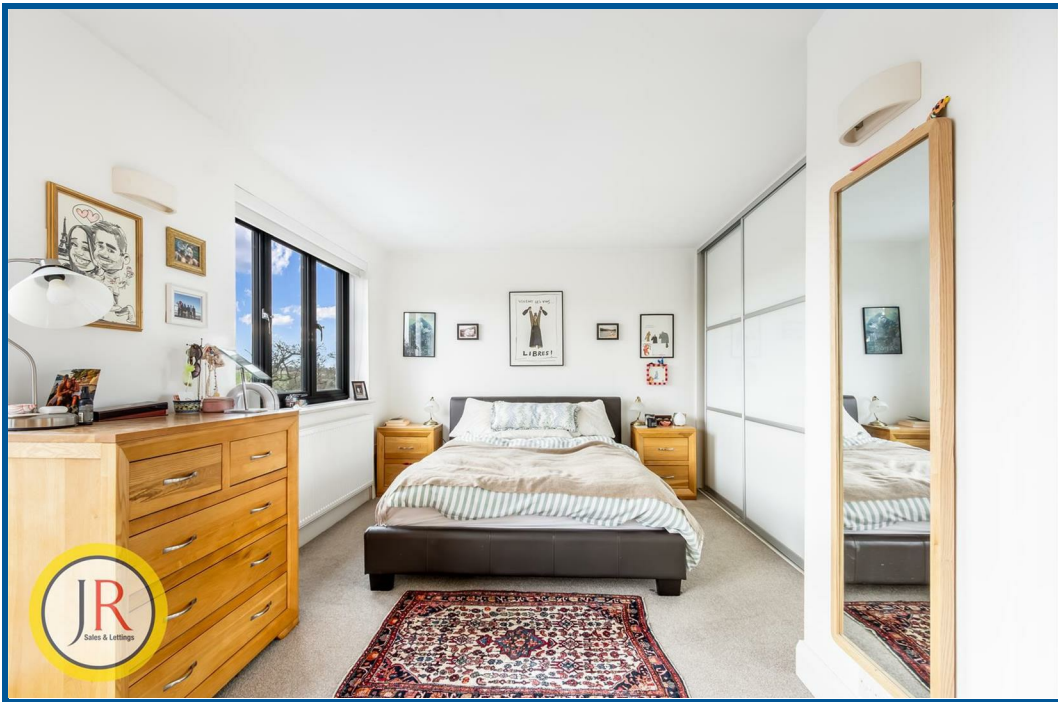


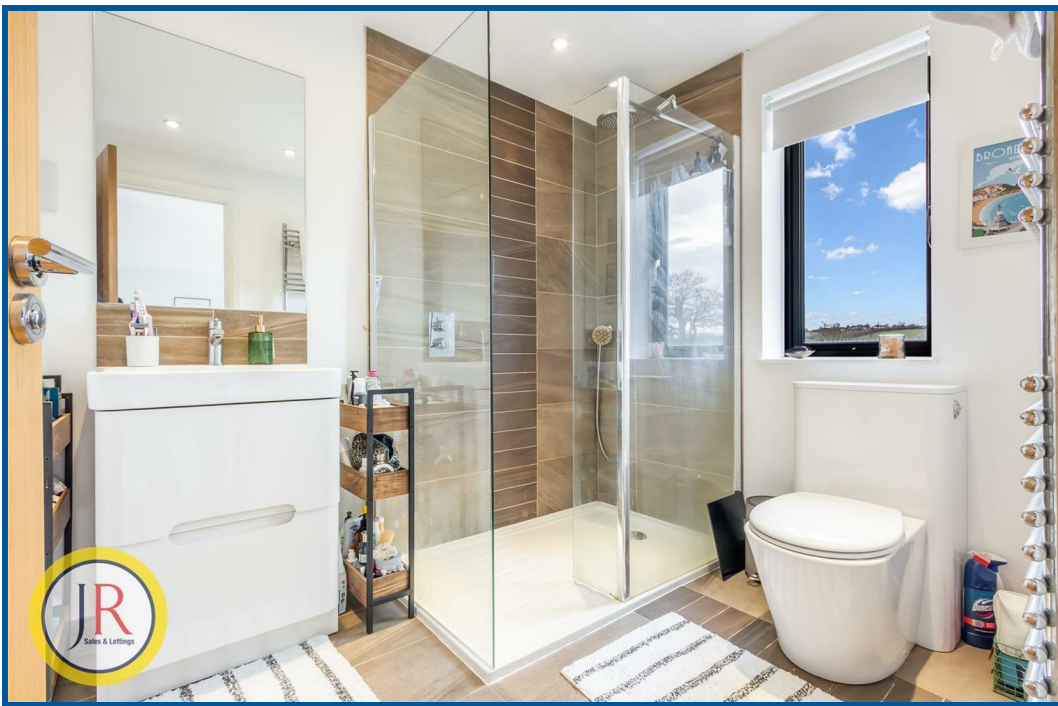












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



The Meadway, Cuffley, Potters Bar, EN6 4ET

Total Area: 259.7 m² ... 2795 ft² (excluding garden)

All measurements are approximate and for display purposes only