



JR Sales & Letting

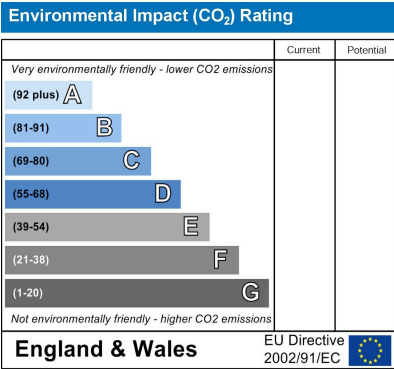
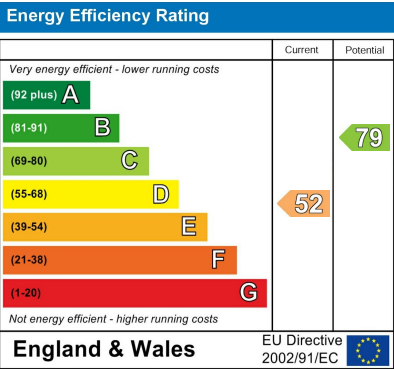
**King James Avenue
Cuffley**



**£899,995
Freehold**

Offered Chain Free is this extended 1930's Four Bedroom Semi Detached House situated in this most sought after road enjoying a superb plot with a larger than average Garden which backs on to open countryside. Located within half a mile of the Village shops, Amenities & Cuffley Train Station that has trains into Moorgate. Benefits include a 130ft South/West Facing Garden, Through Lounge/Dining Room, Separate Reception Room, Garden Room. En-suite to Main Bedroom & there is plenty of potential subject to the necessary planning consents.

- Good Sized Plot
- Chain Free Sale
- Sought After Location
- Backing onto Fields
- Large Driveway
- Integral Garage
- En-suite to Main Bedroom
- Ground Floor WC/Shower
- Three Reception Rooms
- Lots of Potential



Entrance
UPVC leaded light double glazed entrance door to a:-

Porch
Tiled floor. Double glazed window to the side. Wooden glazed entrance door to the:-

Hallway
Stairs to the first floor with two built in storage cupboards under, one housing the meters. Dado rail. Coving to ceiling. Radiator. Archway through to an inner hallway with an opaque window to the front. Sliding door to a:-

Downstairs Toilet
Low flush W.C. with push button flush. Opaque window to the front. Vanity wash hand basin with mixer tap and tiled splash back. Tile enclosed shower with mixer valve. Extractor fan. Tiled floor.

Living Room
26'4 x 12'7
Double glazed bay window to the front. Coving to ceiling, Through Lounge to the dining room. Wall lights. Radiator. Feature fireplace with gas flame effect fire. Windows to the rear. Doors to the:-

Conservatory/Garden Room
10' x 10'3
Double glazed windows to the rear. Double glazed door to the garden.

Kitchen
13'9 x 7'6
Secondary double glazed doors to the rear garden. Range of wall and base fitted units with work surfaces over. Stainless steel one and a half bowl sink with mixer tap and drainer. 5 ring gas hob with extractor fan over. Under counter fridge unit. Eye level stainless steel double oven. Tiled splash backs. Walkway with door to the garage and opening to:-

Reception Room
12'10 x 14'4
Windows to the side. Double glazed doors to the rear garden. Radiator.

Landing
Dado rail. Picture rail. Access to loft space. Double glazed window to the rear. Radiator. Doors to:-

Main Bedroom
12'7 x 14'4
Double glazed windows to the front with lovely views. Door to:-

En-Suite
Double glazed window to the rear. Low flush W.C with push button flush. Vanity wash hand basin with mixer tap. Tile enclosed shower with a Triton electric shower. Chrome towel radiator. Inset spotlights to the ceiling. Extractor fan and part tiled in complimentary ceramics.

Bedroom 2
11'7 x 13'9
Double glazed bay window to the front. Fitted wardrobes.

Bedroom 3
11'7 x 12'
Picture rail. Double glazed window to the rear with views of the garden.

Bedroom 4
7'10 x 7'
Double glazed window to the front. Picture rail.

Bathroom
Opaque double glazed window to the rear. Panel bath. Pedestal wash hand basin. Radiator. Tiled walls.

Separate W.C.
Opaque window to the side. Low flush W.C. Dado rail.

Garden
Large crazy paved patio area. Mainly laid to lawn with shrub and flower borders. Side access. Outside water tap. Stunning views.

Front
Large block paved driveway with parking for multiple vehicles. Shrub and flower borders with path up to the front door.

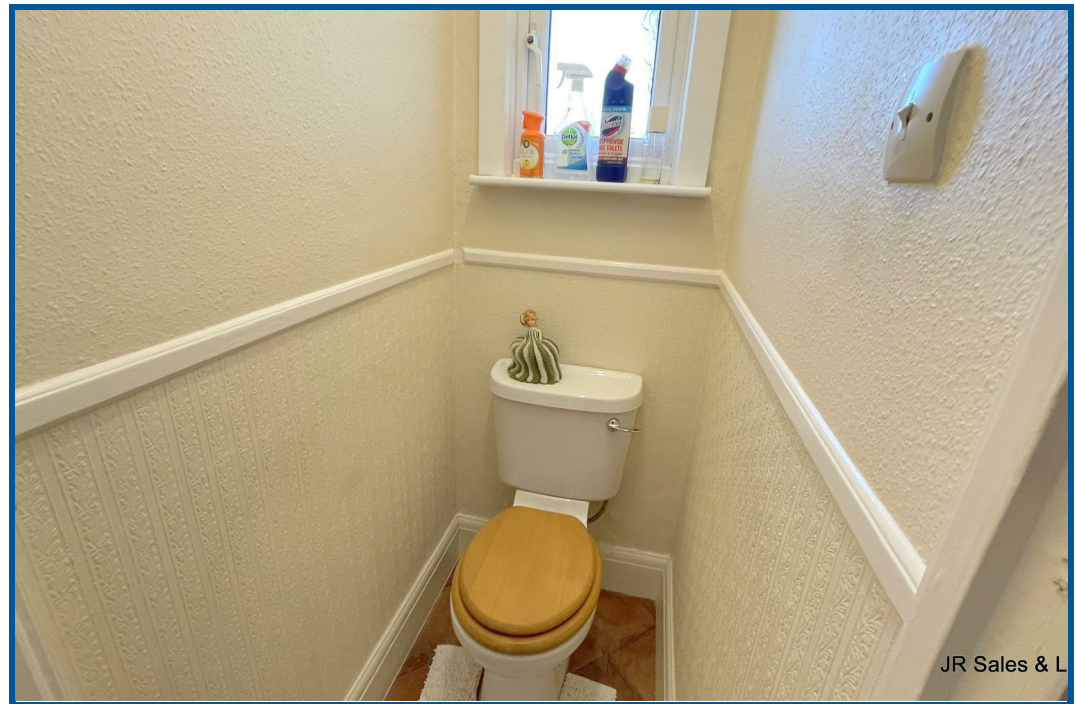
Garage
14'5 x 16' narrowing to 8'6
Utility area. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble drier. Space for tall fridge freezer. Wall mounted Vaillant boiler. Electric roller door. L-shaped room.

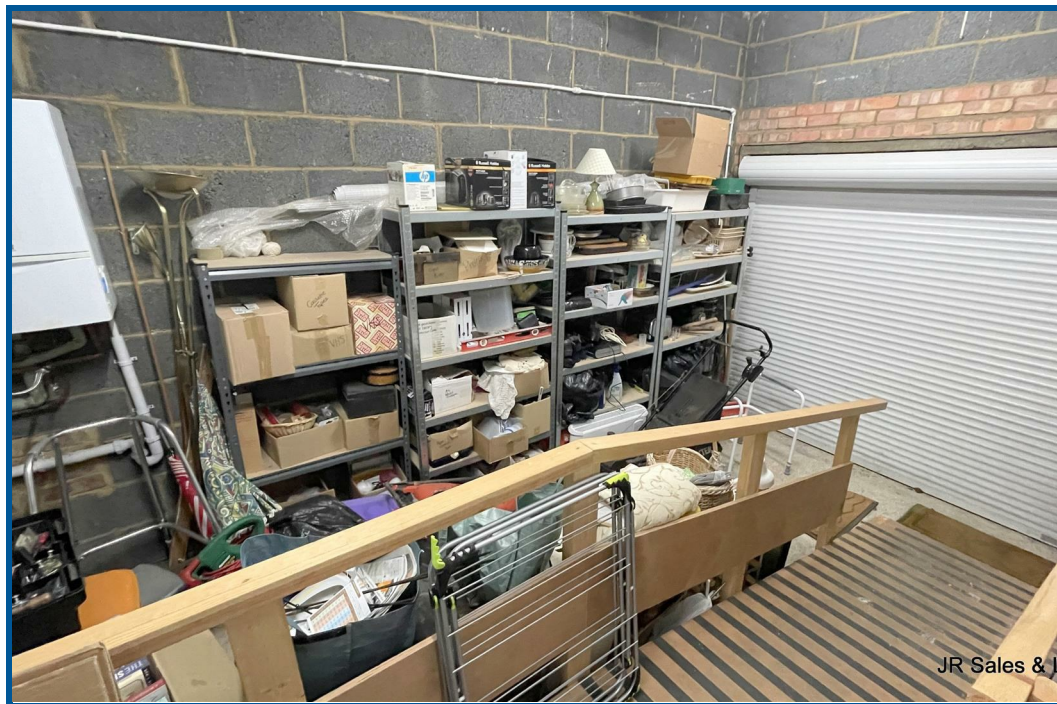






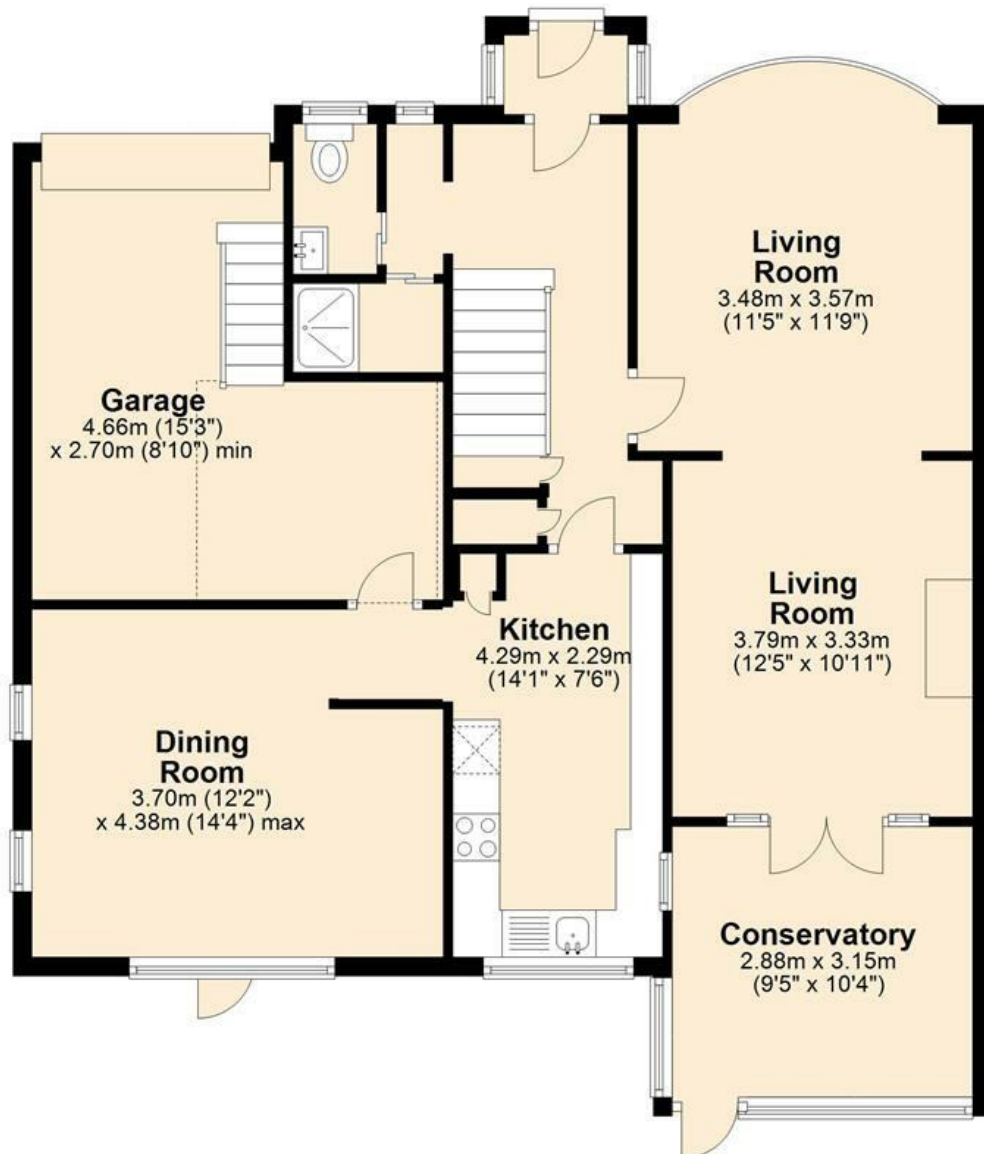






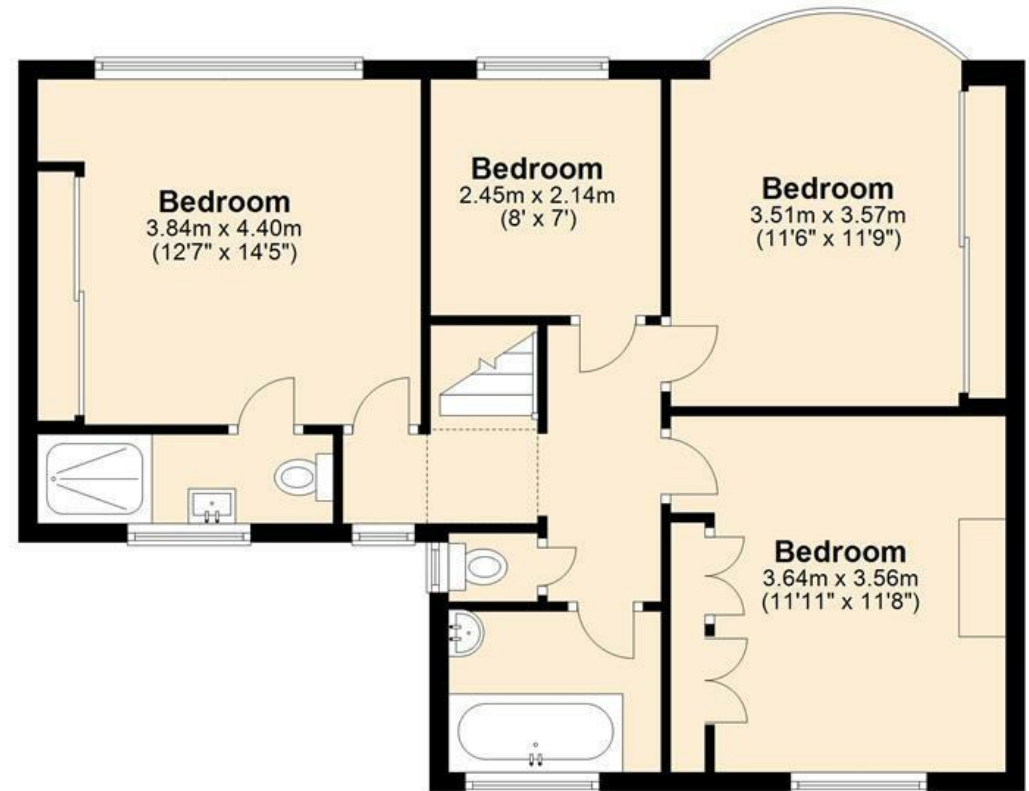
Ground Floor

Approx. 94.5 sq. metres (1017.5 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 159.3 sq. metres (1715.0 sq. feet)