



JR Sales & Lettings

**Greenfields, South Drive
Cuffley**



**£393,750
Leasehold**

Well-Maintained 2-Bedroom Detached Bungalow in Retirement Housing Complex
Built in 2013, this well-maintained two-bedroom detached bungalow is located in a small and friendly retirement housing complex, exclusively for over 60s (or registered disabled over 55) applicants, offering a peaceful yet convenient lifestyle.

The property features two double bedrooms, a mobility-friendly tiled shower room, and a modern kitchen/dining room. Outside, there is a front garden and a south-facing rear garden, perfect for enjoying the sun.

Residents benefit from onsite facilities, including a lounge and conservatory with regular events and activities, a laundry room, beautifully maintained communal gardens, and the reassurance of an onsite warden.

Ideally situated within level walking distance to Cuffley Village High Street (0.3 miles) and Cuffley British Rail Station (0.5 miles), this bungalow offers both comfort and convenience.

Viewing highly recommended!

- **Well-Maintained 2-Bedroom Detached Bungalow – Built in 2013 and designed for comfortable, independent living.**
- **Exclusive Retirement Housing Complex – Available to over 60s or registered disabled over 55s**
 - **Spacious Accommodation – Two double bedrooms, a modern kitchen/dining room, and a mobility-friendly tiled shower room.**
 - **Private Outdoor Space – Front garden and a south-facing rear garden, ideal for enjoying the sun.**
- **Onsite Residents' Lounge & Conservatory – A welcoming space with regular social events and activities.**
 - **Laundry Room & Guest Suite – Practical facilities including commercial washing machines and an overnight guest suite (pre-bookable for a reasonable charge).**
 - **Beautiful Communal Gardens – Well-maintained lawns, flower beds, shrubs, and a patio seating area for outdoor relaxation.**
- **Onsite Warden for Added Reassurance – Providing support and security for residents.**
- **Prime Location – Within level walking distance to Cuffley Village High Street (0.3 miles) and Cuffley British Rail Station (0.5 miles).**
 - **Chain-Free & Viewing Highly Recommended! – A fantastic opportunity for a peaceful yet convenient lifestyle.**

Front

Laid lawn with shrub and flower borders. Communal patio area. Outside water tap. Bin storage. Block paved path to a covered front door.

Entrance

Composite double glazed entrance door to the:-

Hallway

Coving to ceiling. Double radiator. Two built in storage cupboards. Amtico flooring with pencil outline. Oak cottage style doors to the:-

Kitchen/Dining Room

14'5 x 9'

Double glazed windows to the front. Amtico flooring. Built in cupboard housing Ideal boiler. Radiator. Range of wall and base fitted units in shaker style cream. Wood effect worktops over incorporating stainless steel sink with mixer tap and drainer. Integrated washing machine. Built in oven. Four ring hob and extractor fan over. Integrated fridge and freezer. Coving to ceiling. Inset spotlights. Tiled splash back. Emergency Pull cord.

Living Room

12'10 x 11'10

Double glazed sliding patio doors to the garden. Double glazed window to the side. Coving to ceiling. Radiator. Emergency Pull cord.

Bedroom 1

11'11 x 11'10

Two double glazed windows to the rear. Radiator. Coving to ceiling. Emergency Pull cord.

Bedroom 2

12'4 x 10'4

Double glazed window to the front. Radiator. Coving to ceiling. Emergency Pull cord.

Shower Room

Opaque double glazed window to the side. Chrome towel radiator. Inset spotlights to ceiling. Extractor fan. Suite comprising of low flush W.C. with concealed cistern. Semi countered wash hand basin with mixer tap. Walk in shower with mixer valve, hand attachment and rain-head. Extensively tiled walls and flooring. Shaver socket. Emergency Pull cord.

South Facing Garden

30'

Patio area. Mainly laid to lawn with mature shrub and flower borders. Side access. Outside light.

Fantastic Onsite Facilities & Community Activities

Residents can enjoy a comfortable lounge with a variety of seating and tables, a bright conservatory, and a communal kitchen. Additional amenities include a laundry room equipped with commercial washing machines and tumble dryers, as well as an overnight guest suite available for a reasonable charge (pre-booking required).

The beautiful communal gardens feature well-maintained lawns, vibrant flower beds, shrub and tree borders, plus a peaceful patio seating area for outdoor relaxation.

For those who wish to get involved, there is a lively community with monthly events and activities, including art clubs, coffee mornings, OAP-priced fish & chip evenings, organized walks, entertainment and exercise classes.

This wonderful setting offers both independent living and a welcoming community atmosphere.

Parking

There is residents only parking on a first come first served basis.

Onsite Warden

Onsite Scheme Manager on duty 9am -3 pm via Emergency pull Cord, (in each room) which will go straight to Central Control for help or advice. this call system is operational 24 hours a day connecting you directly to the scheme manager or the central control facility operated by central control at First Garden Cities Homes.

Criteria

To be eligible to live at Greenfield residents must be with over 60 and or over 55 if registered disabled.

Shared Ownership

The vendor is selling 75%. Rent is paid on the remaining 25% at £339.45 per calendar month

Service Charge

£203.60 Per Calendar month.

Service Charge items, Communal electricity, Gas and water. Ground Maintenance, emergency call systems, window cleaning, communal cleaning, scheme managers & caretaker

Lease

113 years remaining







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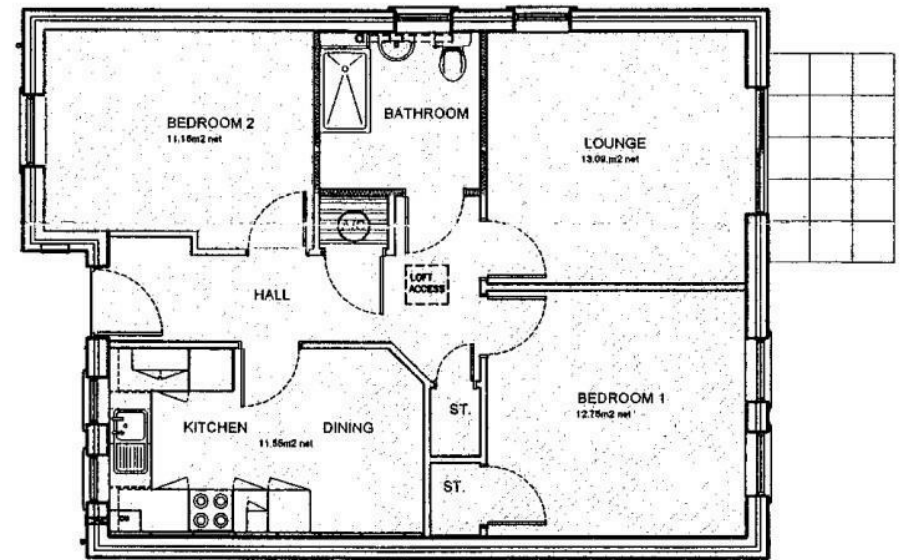


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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