

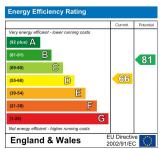
Hill Rise Cuffley

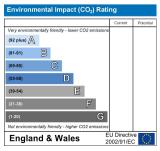
£945,000 Freehold This substantial extended family home offers four double bedrooms and enjoys magnificent views of woodland and countryside. With four reception rooms, including a living room, dining room, study, and playroom, this spacious property provides versatile living space for families. Additional features include an integral garage, a good-sized block-paved driveway, a ground-floor WC, an en-suite to the master bedroom, and a larger-than-average family bathroom.

This unique home presents an excellent opportunity for modernisation, allowing the new owner to update and tailor the space to their own taste. Ideally situated within a mile of Cuffley village shops and British Rail station, offering direct trains to Moorgate, as well as easy access to picturesque country and woodland walks.

A fantastic opportunity in a prime location—viewing highly recommended!

- Substantial Extended Family Home Offering spacious accommodation with excellent potential for modernisation.
- Four Double Bedrooms Generously sized rooms, ideal for growing families.
- Magnificent Woodland & Countryside Views A stunning backdrop providing a sense of peace and privacy.
 - Four Reception Rooms Includes a living room, dining room, study, and playroom, offering versatile living space.
 - Integral Garage & Block-Paved Driveway Ample parking and storage options.
 - Three Bathrooms Features a ground-floor WC, en-suite to the master bedroom, and a larger-than-average family bathroom.
 - Excellent Opportunity for Modernisation The perfect blank canvas to create a dream home.
- Prime Location Within a mile of Cuffley village shops and British Rail station with direct trains to Moorgate.
- Close to Nature Enjoy beautiful country and woodland walks right on your doorstep.
 - Viewing Highly Recommended! A rare opportunity to secure a fantastic home in a sought-after area.





Entrance

Composite leaded light double glazed entrance door to the:-

Porch

Georgian style double glazed windows to the front and side. Fitted cupboards housing the meters. Georgian style glazed door with side windows to the:-

Hallway

Double radiator. Fitted cloaks cupboard. Stairs to the first floor. Doors to:-

Dining Room

11'10 x 14'

Georgian style double glazed bow window to the front. Radiator. Georgian style sliding doors with side windows to the:-

Lounge

20'6 x 12'4

Double glazed patio doors and windows to the rear. Opaque double glazed window to the side. Radiator. Feature fireplace.

Kitchen

10'6 x 8'7

Double glazed window to the rear. Ceramic tiled floor. Inset spotlights to the ceiling. Range of wall and base fitted units with roll edge worksurfaces incorporating 1 1/2 bowl sink with mixer tap and drainer. Four ring gas hob with extractor fan over. Eye level double oven. Integrated fridge. Integrated dishwasher. Tiled splash back. Feature brick wall with arch way leading to:-

Play Room

15' x 8'11 narrowing too 7'7

Georgian style double glazed bow window to the front. Radiator. Door to:-

Inner Lobby

Opaque glazed stable door to the garden. Built in storage cubboard. Radiator. Doors to:-

W C

Opaque double glazed window to the rear. Low flush W.C. Vanity washhand basin with cupboards under. Door to the garage and door to the:-

Study

10'5 x 7'7

Double glazed windows to the rear and side. Double radiator.

Garage

19'3 x 9'11

Glazed door to the side. Wall mounted boiler. Up and over door. Double glazed window to the side.

First Floor Landing

Access to loft space. Built in airing cupboard housing immersion cylinder. Built in airing cupboard with radiator. Radiator. Two double glazed windows to the rear. Doors to:

W.C.

Low flush W.C. Wall hung wash hand basin with tiled splash backs. Extractor fan.

Bedroom 1

20'7 max x 12'1

Two Georgian style double glazed windows to the side. Double glazed sliding door to balcony with wrought iron railings and lovely views over Homewood and Tolmers woods and further views up towards Goffs Oak. Radiator. Wall lights. Fitted wardrobe. Door to en-suite.

En-Suite

Georgian style double glazed window to the front. Vanity wash hand basin with mixer tap and cupboards under. Corner bath with mixer tap. Shower valve. Radiator. Dressing table with cupboards under. Mirror. Extensively tiled walls.

Bedroom 2

13' from the fron of the fitted wardrobes x 11'11
Georgian style double glazed window to the front. Radiator.
Built in wardrobes.

Bedroom 3

15'10 x 9'3

Window to rear. Opaque window to the side. Radiator. Lovely panoramic views.

Bedroom 4

14'9 x 9'8

Georgian style double glazed window to the front. Radiator. Feature porthole window. Built in wardrobe.

Family Bathroom

Low flush W.C. Bidet with mixer tap. Tile enclosed cubicle with tinted glass and electric shower. His and hers marble effect sinks with mixer taps and cupboards under. Panelled bath with mixer tap. Extractor fan. Extensively tiled walls. Double radiator. Opaque porthole window.

Garden

Large patio area. Mainly laid to lawn with shrub and flower borders. Timber summer house. Rockery. Side access. Water tap. Brick built shed to the side. Outside lighting.































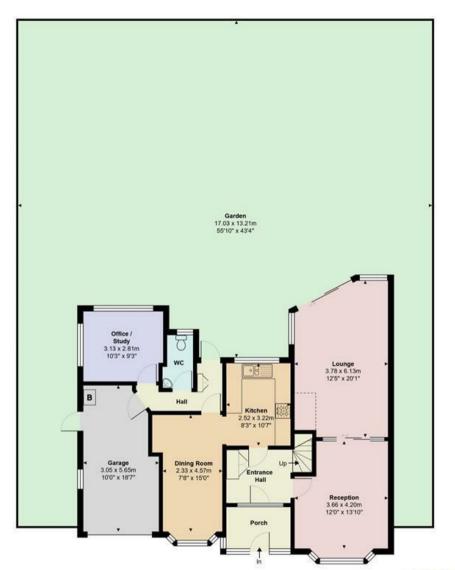


















Hill Rise, Cuffley, Potters Bar, EN6 4RG

Total Area: 201.0 m² ... 2163 ft² (excluding balcony, garden)

All measurements are approximate and for display purposes only