



**Sutherland Avenue
Cuffley**



SUTHERLAND AVENUE

JR Sales & Lettings

**£805,000
Freehold**

Chain free!

Well-Presented 3-Bedroom Detached Bungalow | Corner Plot | Stunning Views | Garage & Workshop | Prime Cuffley Location

Set in a highly sought-after location just over half a mile from Cuffley Village shops and train station, this well-presented three-bedroom detached bungalow offers fantastic potential (subject to planning) and boasts beautiful open views to the rear, with close proximity to country walks and woodland.

Occupying a generous corner plot, the property benefits from off-street parking, a larger-than-average detached double garage that has separate storage/workshop rooms, with scope to convert into an annexe (STPP).

Inside, the home has been thoughtfully extended and maintained, featuring a bright and spacious living room, a stylish kitchen with granite worktops and rear-facing views, and a nicely tiled modern shower room. There are three well-proportioned bedrooms, with one currently set up as a walk-in wardrobe/dressing room, allowing for flexible use of space.

Located in an excellent school catchment area and with nearby peaceful woodland and countryside trails, this is a rare opportunity to secure a charming and spacious bungalow in a fantastic village setting.

- **Well-presented three-bedroom detached bungalow**
- **Corner plot with stunning countryside views**
- **Extended living room full of natural light**
- **Stylish kitchen with granite worktops**
- **Large detached double garage with storage/workshop**
- **Potential for annexe or further development (STPP)**
- **Off-street parking with potential for a side driveway**
- **Nearby woodland and country walks**
- **Just over half a mile to Cuffley village & train station**
- **Excellent local schools within catchment area**

Front

Opaque double glazed French doors to the:-

Porch

Inset spotlights. Quarry tiled floor. Opaque glazed hardwood entrance door to the:-

Hallway

Coving to ceiling. Access to loft space with pull down ladder with part boarded loft space with recently fitted Vaillant combination boiler. Inset spotlights. Radiator with decorative cover. Doors to:-

Living Room

22'6 x 15'1 narrowing to 12'5

Triple aspect room with double glazed windows to the side. Double glazed French door to the garden. Large rear window with views to the garden and rolling countryside. Two radiators with decorative covers. Feature brick built fireplace with wooden mantle. Moulded coving to ceiling. Picture rail. Inset spotlights.

Kitchen

11'5 x 11'3

Large double glazed window to the rear with views of the garden and rolling countryside towards Goffs Oak. Double glazed UPVC door to the side. Extensive range of wall and base fitted units in gloss white with sparkly granite worktops over in black with integrated drainer grooves and underslung butler sink with mixer tap and drainer. Integrated slimline dishwasher. Pull out larder cupboard. Integrated washer/dryer. Stainless steel fronted slimline wine cooler. Integrated fridge and freezer. Eye level microwave/combi oven. Stainless steel fronted AEG oven. Oak effect Antico flooring. Coving to ceiling. Inset spotlights. Four burner ceramic hob with stainless steel extractor fan over. Glass splash back. Under counter lighting. Glass display cabinets.

Bedroom 1

15'7 x 10'4

Double glazed bay window to the front. Radiator with decorative cover. Inset spotlights. Coving. Range of fitted wardrobes.

Bedroom 2

11' x 11'10

Double glazed window to the side. Coving to ceiling. Inset spotlights. Fitted range of wardrobes with built in bedside cabinets. Radiator with decorative cover.

Bedroom 3

12' x 10'11

Currently used as a walk in wardrobe. Double glazed bay window to the front. Radiator with a decorative cover. Extensive range of fitted wardrobes. Built in meter cupboard with consumer unit and gas meter.

Family Bathroom

Opaque double glazed window to the side. Walk in double shower cubicle with an Aqualisa electric shower with remote start and rain head over. Wall hung vanity wash hand basin with mixer tap and pull out storage drawer under. Low flush W.C. with push button flush. Chrome towel radiator. Heated LED mirror. Extensively tiled walls and flooring. Inset spotlights. Extractor fan.

Garden

Mainly laid to lawn with shrub and flower borders. Greenhouse. Timber shed. Water tap. Outside lighting. Side access to the front via a gate. Block paved patio area with timber balustrade. Room on side with potential to extend.

Double Garage

19'2 x 19'2

Electric up and over door. Power and lighting. Glazed windows. Glazed door to the garden. Door to:-

Storage Room/Workshop

13'2 x 8'8

Power and lighting.

Further Workshop

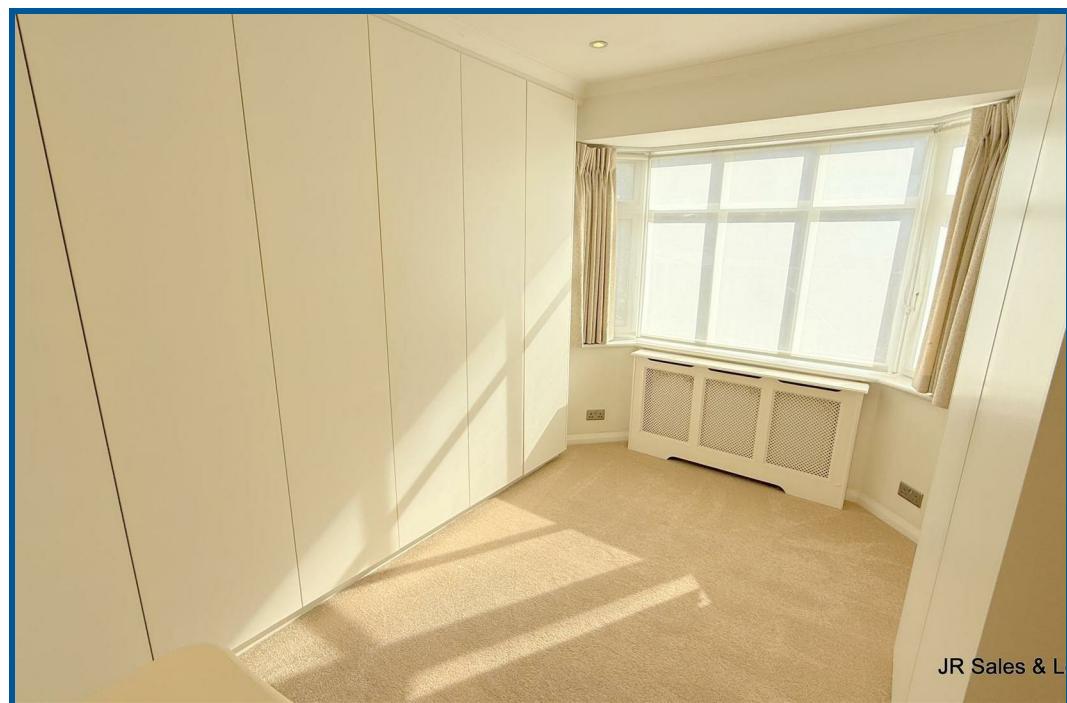
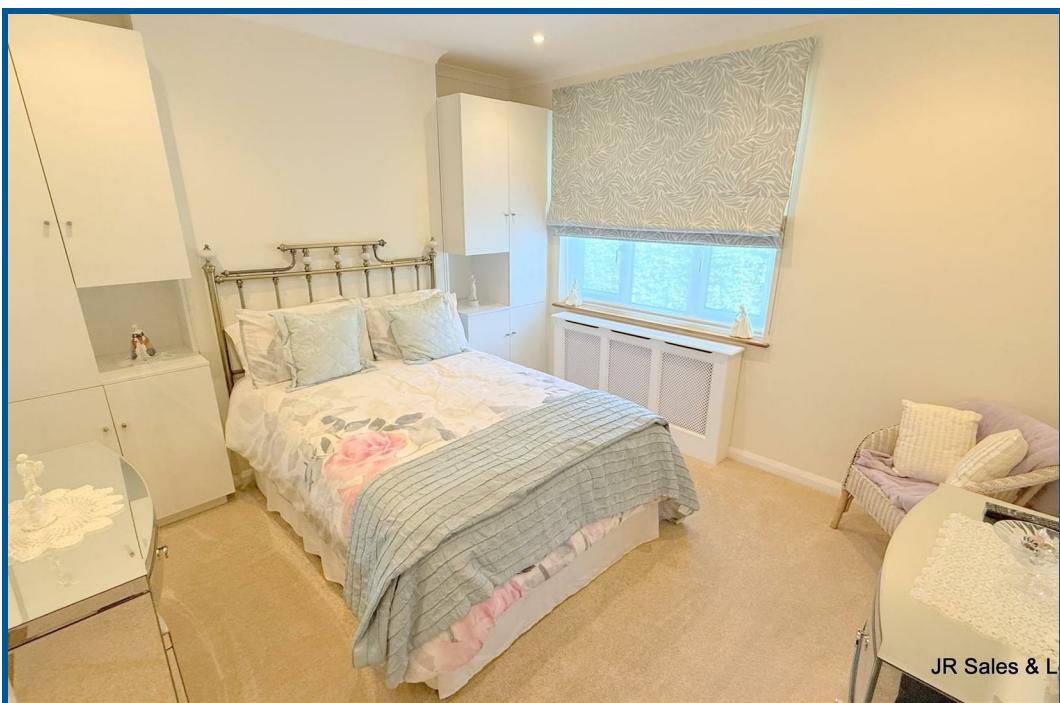
8'8 x 5'8

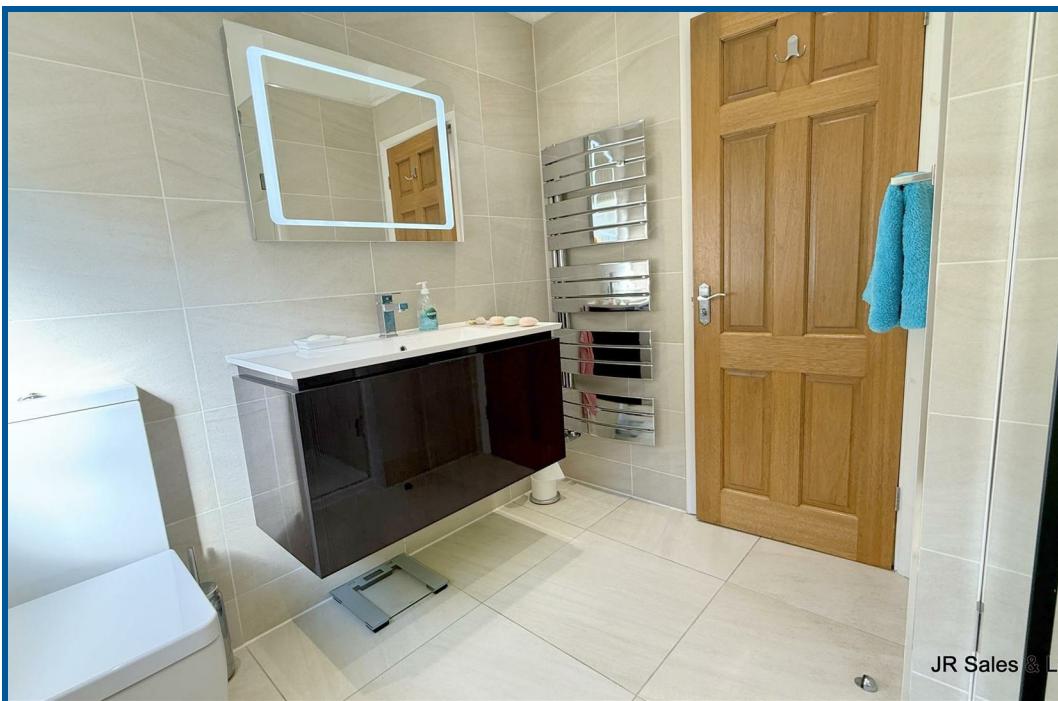
Parking

Off street parking for 2 cars in front of garage. Courtesy gate to the garden.











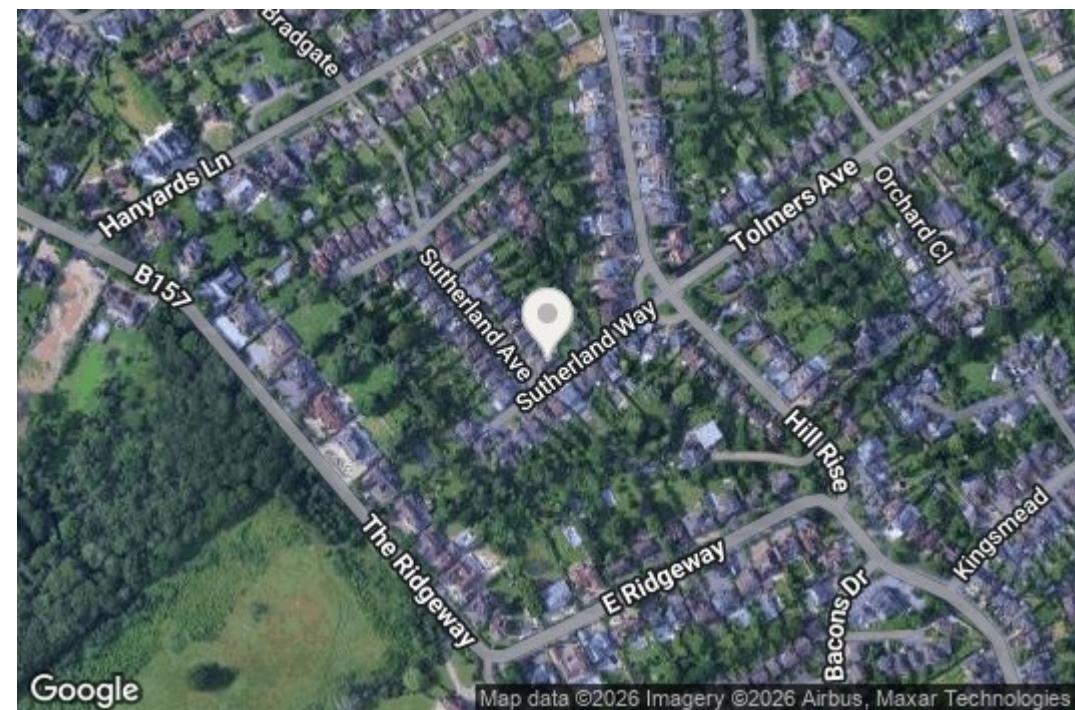
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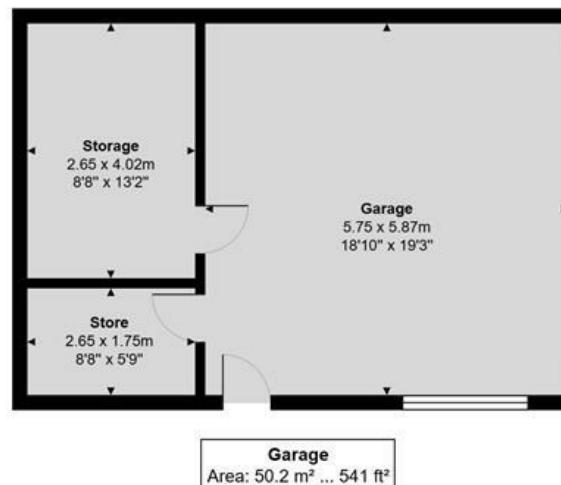


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Sutherland Avenue, Cuffley, Potters Bar, EN6 4EQ

Total Area: 150.7 m² ... 1622 ft²

All measurements are approximate and for display purposes only.