



JR Sales & Letting

**High Ridge
Cuffley**



**£899,950
Freehold**

Located in a quiet and rarely available cul-de-sac just off the sought-after Tolmers Road, this well-presented four-bedroom detached family home offers spacious and practical living in a desirable setting. The property features a large driveway, double garage, and a landscaped rear garden with an insulated summer house.

Inside, the accommodation includes two reception rooms, a fitted kitchen, utility room, and ground floor WC. Upstairs, there are four good-sized bedrooms and a family bathroom, providing plenty of space for family living.

The property also offers excellent potential for enlargement, subject to the usual planning permissions, making it an ideal long-term home for growing families.

Situated under a mile from the village shops and train station with direct services to Moorgate, the home is within a popular school catchment area and close to nearby woodland. A great opportunity in a rarely available location—early viewing is highly recommended.

- **Located in a quiet and rarely available cul-de-sac just off prestigious Tolmers Road**
 - **Detached four-bedroom family home**
- **Spacious driveway providing off-street parking for multiple vehicles**
 - **Double garage offering storage or conversion potential**
- **Attractive landscaped garden featuring an insulated summer house with power and lighting**
- **Two generous reception rooms ideal for family life and entertaining**
- **Fitted kitchen with separate utility room and ground floor WC**
 - **Four well-proportioned bedrooms and a family bathroom on the first floor**
- **Excellent potential to extend or enlarge, subject to planning permission**
- **Close to village shops, train station with links to Moorgate, good schools, and woodland**

Front

Laid lawn with shrub and flower borders. Block paved driveway.

Covered Storm Porch

Opaque double glazed door and side window to the:-

Entrance Lobby

Panelled walls. Glass double doors to the hallway and:-

W.C.

Opaque double glazed window to the side. Low flush W.C. with push button flush. Wall hung wash hand basin with mixer tap. Radiator. Extensively tiled walls. Ceramic tiled floor.

Hallway

Double radiator. Stairs to the first floor with timber balustrade. Coving to ceiling. Doors to:-

Living Room

20'8 x 15'1

Dual aspect room with double glazed windows to the front and double glazed window and sliding doors to the rear. Feature brick fireplace with an oak mantle and cast iron log burner and tiled hearth. Coving to ceiling. Four skirting radiators.

Dining Room

11'8 x 10'3

Double glazed window to the rear. Coving to ceiling. Skirting radiator.

Kitchen

12'3 x 11'8

Double glazed windows to the rear. Opaque double glazed door with cat flap to the garden. Panelled ceiling with inset spotlights. Range of wall and base fitted units with rolled edge work surfaces over incorporating a 1 1/2 bowl composite sink with mixer tap and drainer. Plumbing and space for dishwasher. Eye level double oven. Four ring Neff hob with extractor fan over. Space for fridge freezer. Tiled splash backs. Ceramic tiled floor. Wine rack glass display cabinets. Radiator.

Utility Room

8'4 x 6'2

Double glazed window to the side. Ceramic tiled floor. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Plumbing and spaces for washing machine and tumble drier. Wall mounted Worcester boiler.

First Floor Landing

Double glazed window to the front. Coving to ceiling. Access to loft via a pull down ladder. Two built in storage cupboards for cloaks, and one airing cupboard housing immersion cylinder.

Bedroom One

15'10 x 11'8

Double glazed window to the rear with a panoramic view of woodland and Goffs Oak. Radiator. Extensive range of fitted wardrobes with bed recess, shelving, dressing table and chest of drawers.

Bedroom Two

11'10 x 11'6

Double glazed window to the rear. Radiator. Coving to ceiling. Fitted wardrobe with sliding doors incorporating a full length mirror.

Bedroom Three

15'2 into the recess x 7'7

Double glazed window to the front. Radiator. Coving to ceiling.

Bedroom 4

11'7 into door recess x 9'7

Double glazed window to the rear with panoramic view of Goffs Oak. Radiator. Coving to ceiling.

Bathroom

Opaque double glazed window to the side. Low flush W.C. with push button flush. Panel bath with mixer tap. Vanity wash hand basin with mixer tap and cupboards under. Towel radiator. Walk in shower cubicle with mixer valve, hand attachment and rainhead. Mirror cabinet with LED lighting. Inset spotlights. Extractor fan. Extensively tiled walls and flooring in complimentary ceramics.

Garage

21'6 maximum measurement narrowing to 16'10 x 14'1 Electric up and over door. Courtesy door to the garden. Wall mounted consumer unit and meters. Power and lighting. Water tap.

Garden

approx 60'

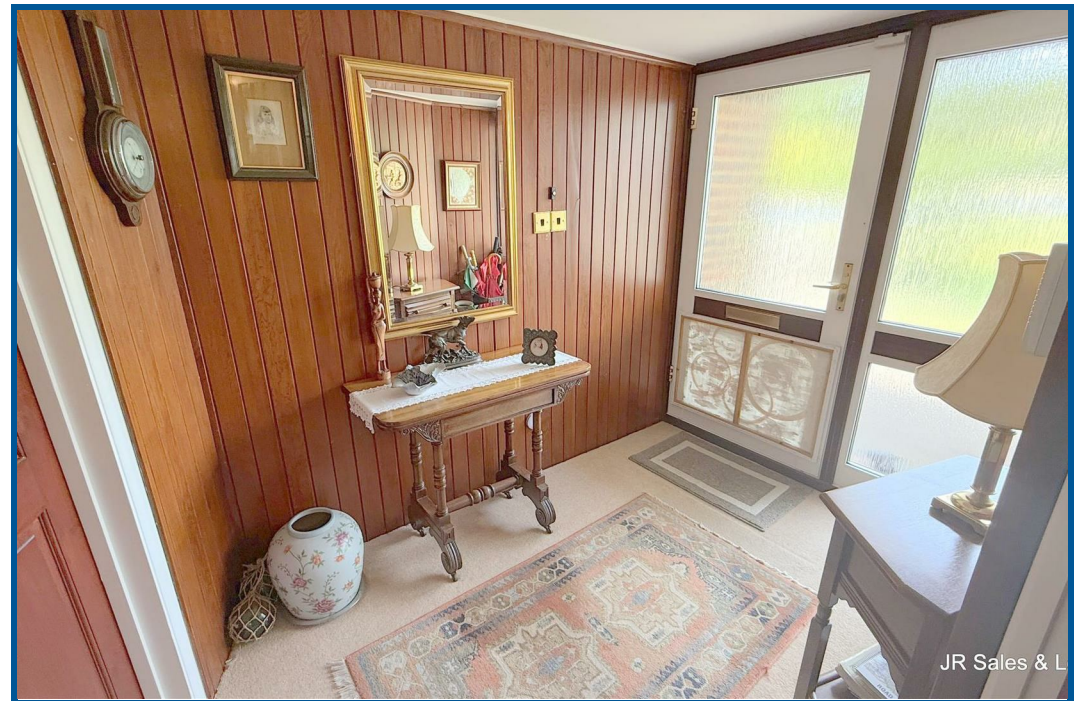
Side access via a gate. Wood store and timber shed. Large patio area. Attractive shrub and flower borders with Indian sand stone steps down to a hexagon shaped gazebo.

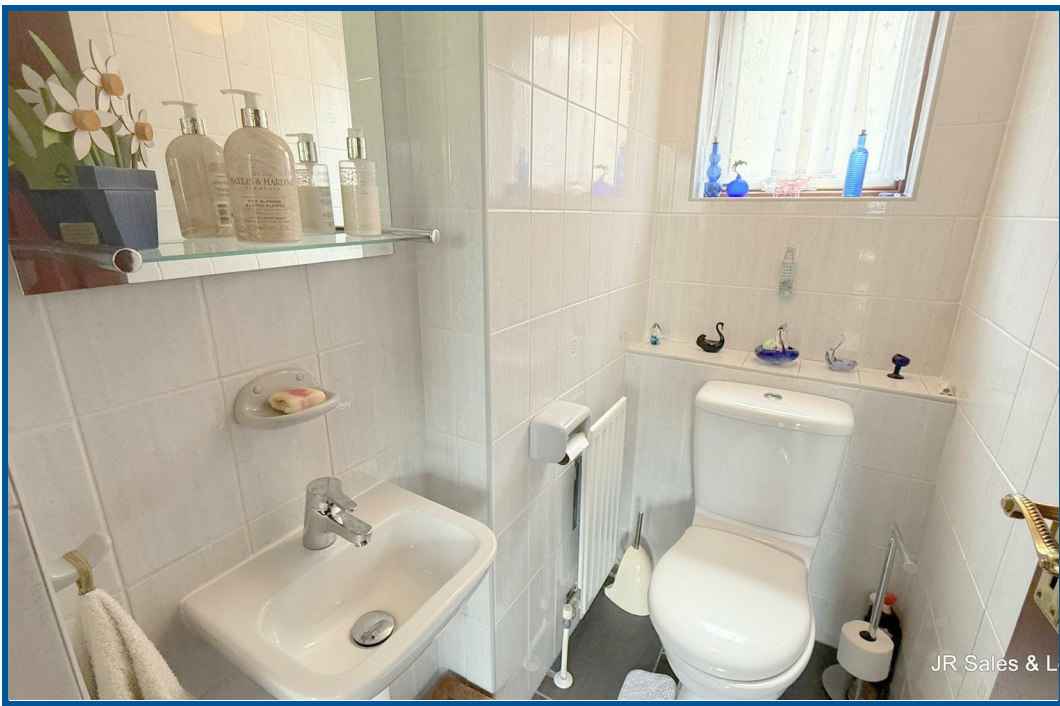
Summer House

11'4 x 9'3

Insulated. Double glazed windows and French doors to the garden. Power and lighting.















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 

