



**Warwick Avenue
Cuffley**



**£859,995
Freehold**

Beautifully presented 3/4 bedroom detached home – extended and stylish throughout. Situated in a highly sought-after, family-friendly road, this beautifully presented three/four bedroom fully detached house offers spacious, modern living with excellent access to local amenities. Located under a mile from Cuffley Village shops and train station, it's perfect for families and commuters alike.

The property boasts a stunning extended kitchen/family room featuring a well-equipped kitchen with centre island and bifolding doors that open directly onto the landscaped rear garden, creating a seamless indoor-outdoor living experience. A separate utility room, ground floor WC, and a flexible study or fourth bedroom add practicality and versatility to the layout. The separate lounge provides a welcoming space to relax. Upstairs, there are three generously sized bedrooms and a contemporary family bathroom with a walk-in shower and separate bath.

Outside, the rear garden has been landscaped and includes a stylish composite decking area, ideal for entertaining or relaxing. To the front, a large block-paved driveway provides ample off-street parking for multiple vehicles.

The current vendors have also had plans professionally drawn to show how the property could be further extended. These plans are available to prospective buyers, with high-resolution copies available on request. Please note, however, that the plans have not been submitted to the local council, and no planning permission has been approved or implied at this stage. The drawings are purely intended to demonstrate the property's future potential, subject to the necessary consents.

Located in a peaceful residential road close to woodland walks and well-regarded local schools, this is an ideal family home in an excellent location.

Early viewing is highly recommended – contact us today to arrange your visit.

- **Beautifully presented fully detached three/four bedroom family home**
- **Spacious extended kitchen/family room with bifolding doors to the garden**
- **Modern kitchen with centre island and high-quality fittings**
- **Separate lounge offering a cosy and private living space**
 - **Versatile ground floor study or fourth bedroom**
 - **Useful utility room and convenient ground floor WC**
 - **Three well-proportioned bedrooms upstairs**
- **Contemporary family bathroom with walk-in shower and separate bath**
- **Landscaped rear garden with composite decking area**
- **Large block-paved driveway providing parking for multiple vehicles**

Front

Laid lawn. Mature shrub. Extensive block paved driveway.

Entrance

Composite leaded light double glazed entrance door to the:-

Hallway

Radiator with decorative cover. Stairs to first floor.

Engineered oak wooden flooring. Oak glazed doors to:-

W.C.

Opaque leaded light double glazed window to the front. Low flush W.C. with push button flush. Corner vanity wash hand basin with cupboards under. Tiled splash backs. Radiator. Engineered oak wooden flooring. Extractor fan. Inset spotlights.

Living Room

Leaded light double glazed window to the front. Radiator. Feature fireplace with wooden mantle. Inset fire. Inset spotlights.

Office/Bedroom 4

Velux window. Leaded light double glazed window to the side. Radiator. Engineered oak wooden flooring. Built in cupboards housing the consumer unit and meters. Inset spotlights. Could be used as a ground floor bedroom. This room was originally part of the garage and has been converted

Kitchen/Dining Room/Living Room

Triple aspect room. Double glazed aluminium bi-folding doors to the rear and side. Leaded light double glazed window to the rear and side. Two radiators with decorative covers. Inset spotlights to the ceiling. Engineered wooden oak flooring. Feature Velux windows. Extensive range of wall and base gloss glass fitted units with quartz sparkly silver stone worktops over with upstands incorporating a ceramic underslung sink with a Quooker tap. Five ring Siemens induction hob. Extractor fan. Two built in Siemens ovens. Built in Siemens microwave and warming drawer. Pull out larder cupboards. Quartz stone centre island with breakfast bar and features an integrated dishwasher, under counter fridge, additional cupboards and bin storage. Built in storage under cupboard with lighting. Feature mood/party coloured lighting Door to:-

Utility Room

Double glazed door to the garden. Leaded light double glazed window to the rear. Radiator. Oak engineered wooden flooring. Space for American fridge freezer with plumbing. Range of wall and base fitted units with space and plumbing for washing machine and dishwasher. Stainless steel sink with mixer tap and drainer. Cupboard housing the boiler. Extractor fan. Inset spotlights.

First Floor Landing

Leaded light double glazed window to the rear. Timber balustrade. Radiator. Access to loft space. Built in airing cupboard housing unvented Megaflo. Loft access with pull down ladder. Doors to:-

Bedroom 1

Leaded light double glazed windows to the front. Radiator. Inset spotlights.

Bedroom 2

Dual aspect room. Leaded light double glazed windows to the front and side. Radiator.

Bedroom 3

Leaded light double glazed window to the rear. Radiator.

Family Bathroom

Dual aspect room with opaque leaded light double glazed windows to the side and rear. Walk in wet room tiled shower with mixer valve and hand attachment. Vanity wash hand basin with mixer tap and cupboards under. Low flush W.C. with push button flush. Panel bath with mixer tap and shower attachment. Tiled splash backs. Chrome towel radiator. Extractor fan. Inset spotlights. Tiled floor.

Garden

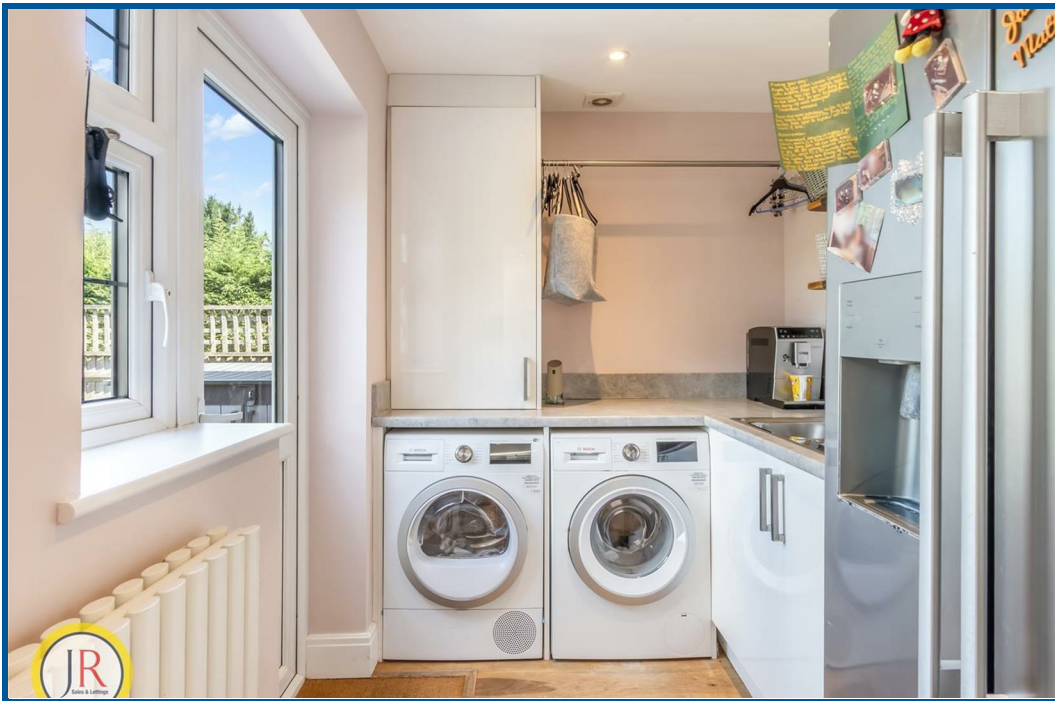
Mainly laid to lawn with shrub and flower borders with raised planters made from sleepers. Side access to a gravel area leading to the front. Wrought iron gate. Water tap. Large attractive feature composite decking area in grey oak. Lighting. Timber shed to the side with power and lighting.

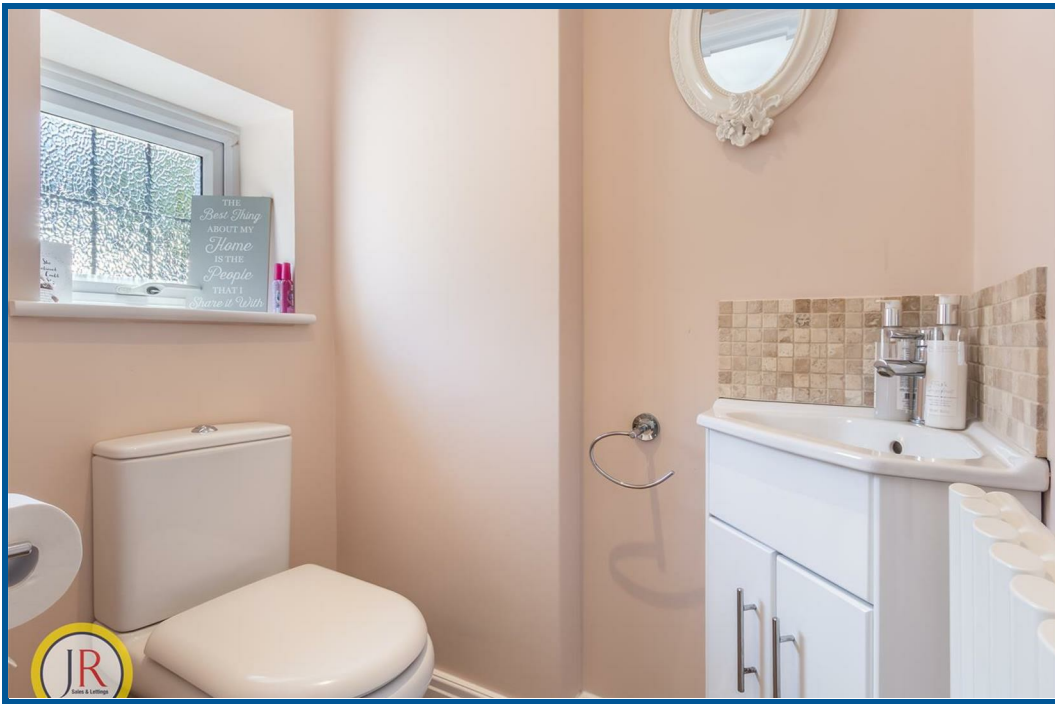
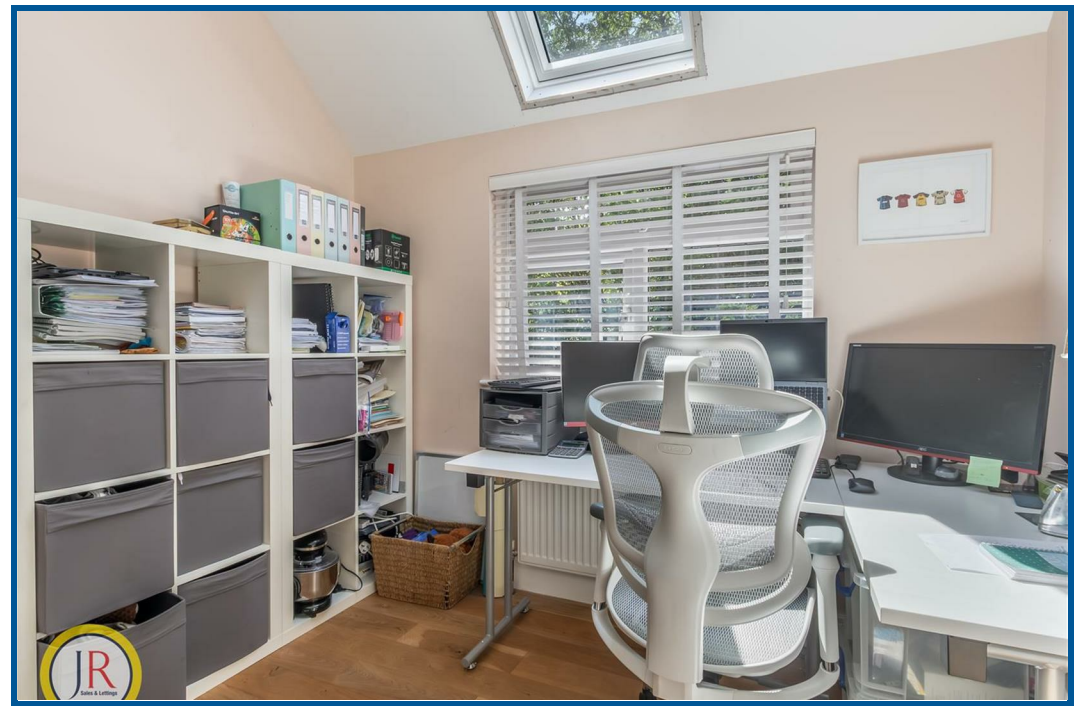
Planning/Extension

The current vendors have had plans professionally drawn to illustrate how the property could be extended. These plans are available to prospective buyers, with higher-resolution copies available upon request.

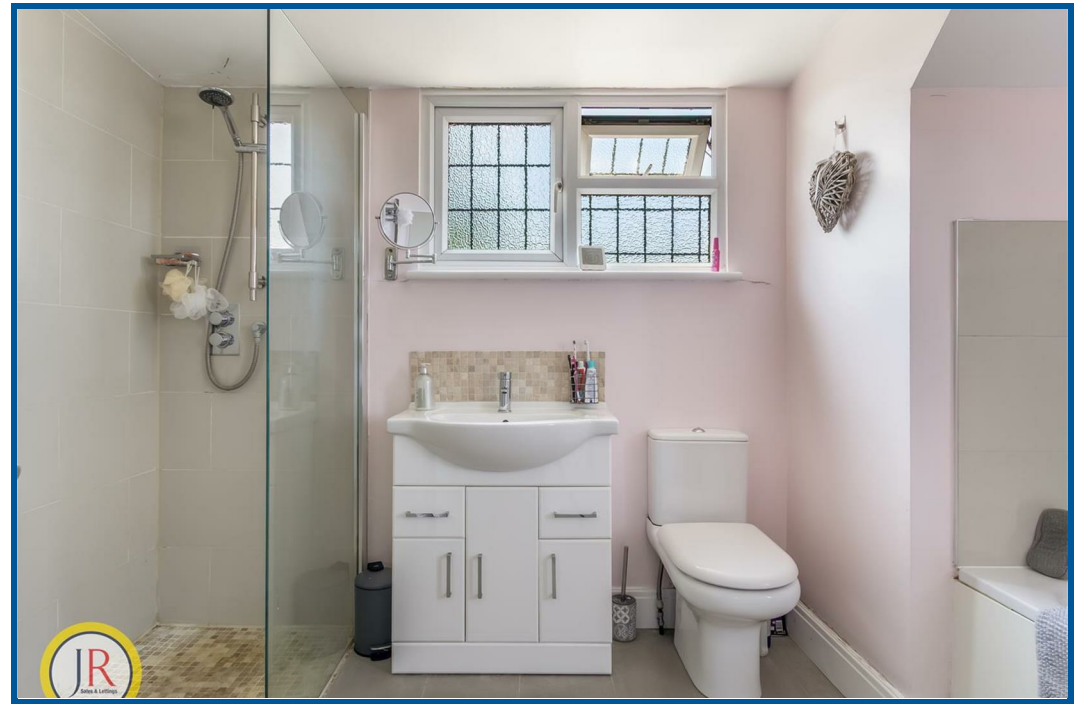
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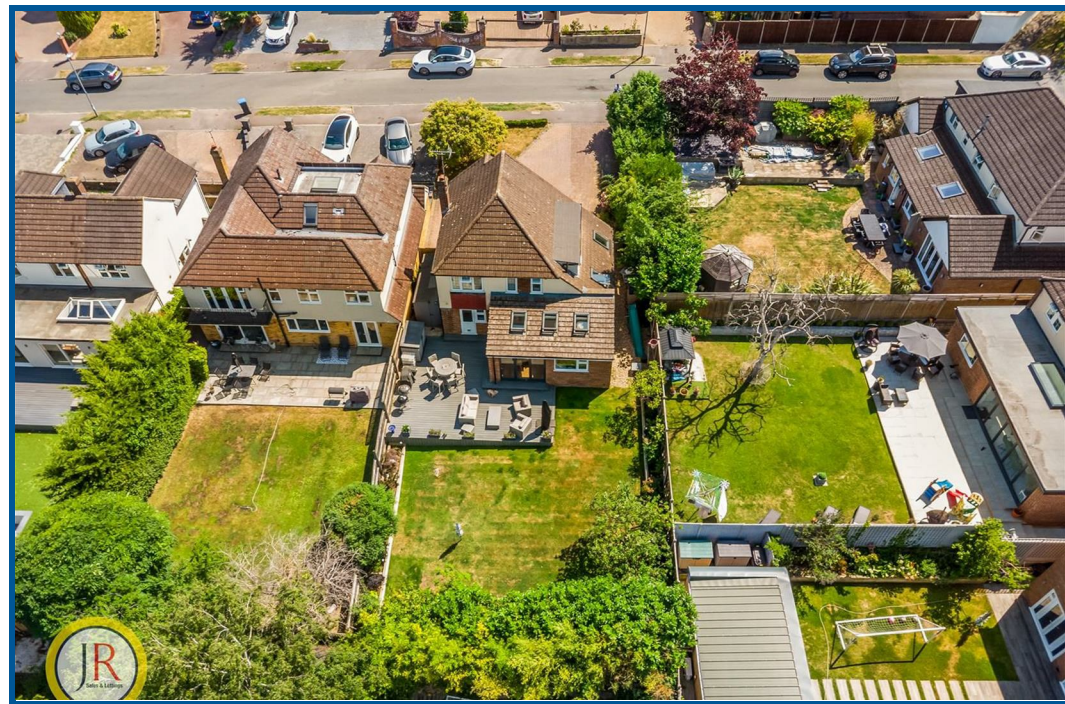
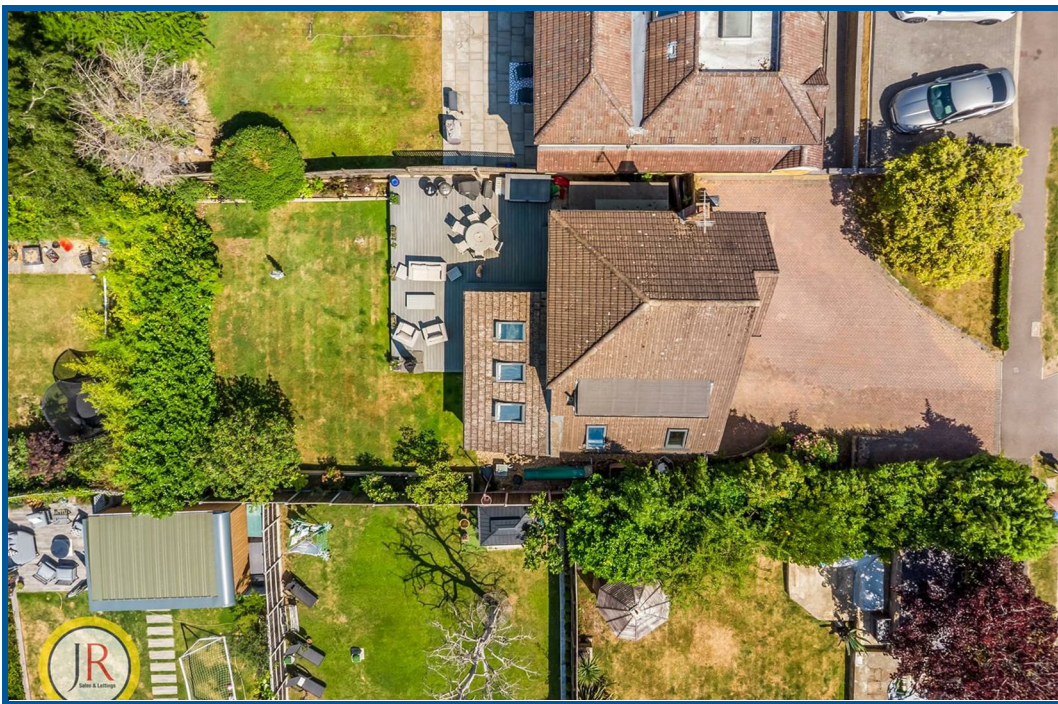






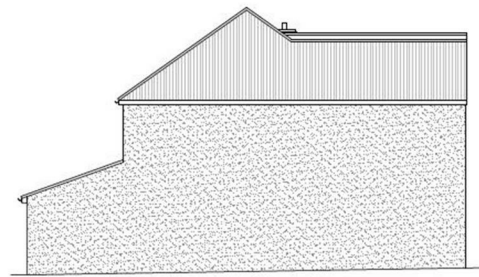








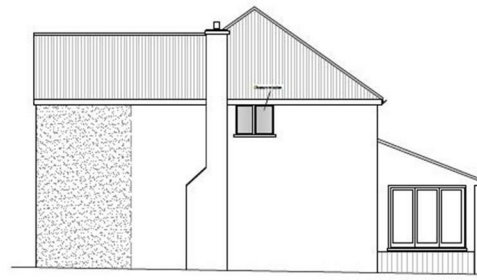
PROPOSED FRONT ELEVATION



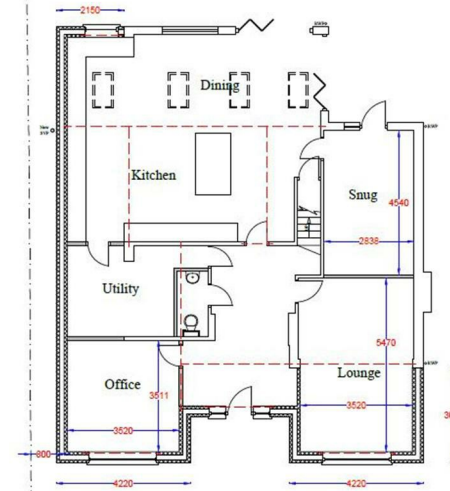
PROPOSED SIDE ELEVATION



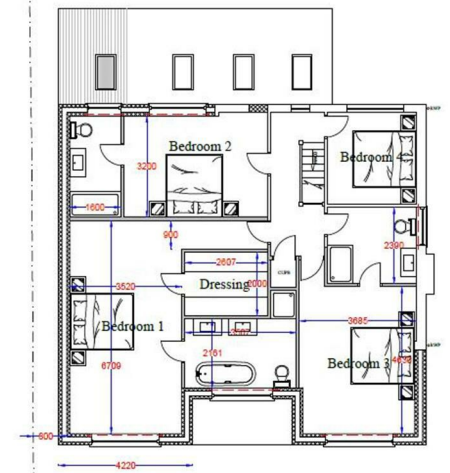
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



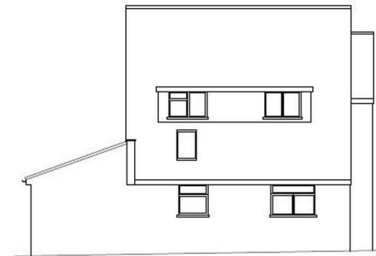
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



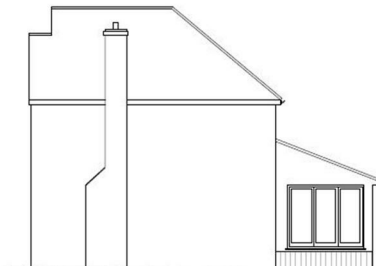
EXISTING FRONT ELEVATION



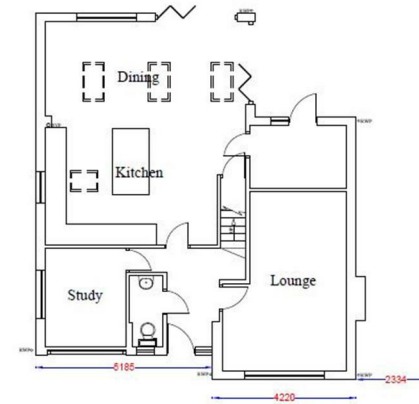
EXISTING SIDE ELEVATION



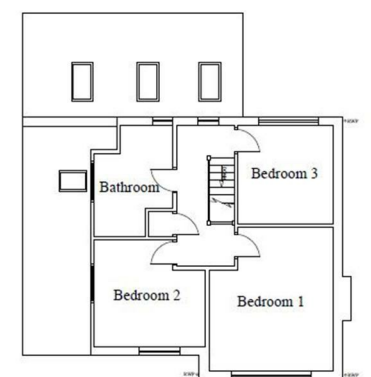
EXISTING REAR ELEVATION



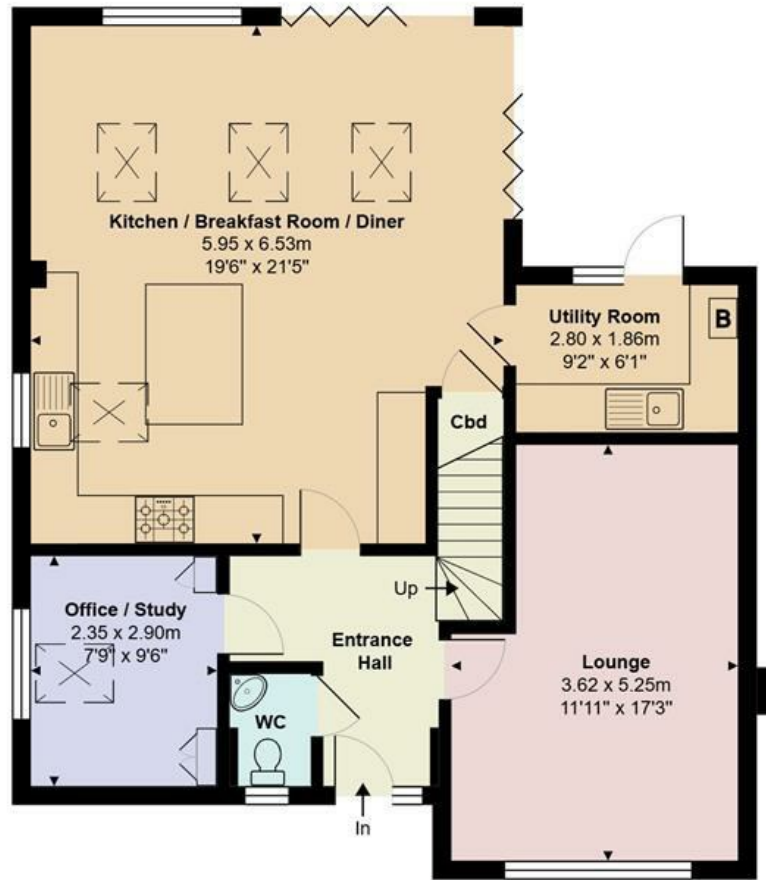
EXISTING SIDE ELEVATION



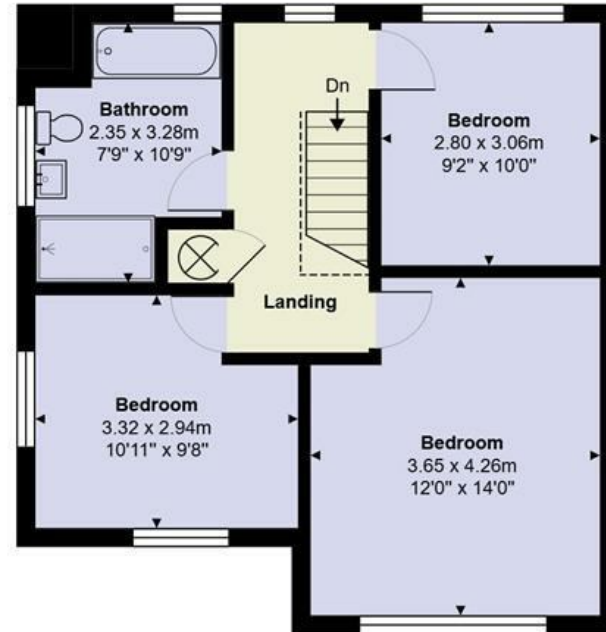
EXISTING GROUND FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT



Ground Floor
Area: 79.4 m² ... 855 ft²



First Floor
Area: 48.9 m² ... 527 ft²



Warwick Avenue, Cuffley, Potters Bar, EN6 4RS

Total Area: 128.4 m² ... 1382 ft²

All measurements are approximate and for display purposes only

