



**King James Avenue
Cuffley**



**£999,950
Freehold**

Chain-Free | Spacious & Stylish Detached Chalet Style Home

An extremely attractive and generously proportioned four/five bedroom fully detached chalet style residence, ideally located on a highly sought-after residential road, just a short walk from village shops, local amenities, and the mainline station.

This beautifully presented home offers versatile accommodation over two floors, including five well-sized bedrooms, with the two principal bedrooms benefiting from walk-in wardrobes and en-suite bathrooms.

At the heart of the home is a stunning open-plan kitchen/dining/family room, perfect for modern living and entertaining. Additional features include a ground floor WC, separate utility room, integral garage, and driveway parking.

One of the standout features is the landscaped rear garden extending over 70ft, thoughtfully designed to provide multiple spaces for outdoor enjoyment—including a patio area, gazebo, and charming summer house.

Viewing is highly recommended to fully appreciate the size, quality, and lifestyle this exceptional property has to offer.

- **Chain-free sale for a smooth and hassle-free transaction**
- **Spacious 4/5 bedroom fully detached chalet bungalow**
- **Located on a highly sought-after residential road close to village shops, amenities & mainline station**
- **Flexible layout with bedrooms arranged over two floors**
- **Two principal bedrooms with walk-in wardrobes and en-suite bathrooms**
- **Stunning open-plan kitchen/diner/family room – perfect for modern living**
 - **Additional ground floor WC and separate utility room**
- **Integral garage and driveway parking for multiple vehicles**
 - **Beautifully landscaped rear garden extending over 70ft**
- **Garden includes patio area, gazebo, and summer house for outdoor enjoyment**

Front

Gravel driveway. Feature retaining walls. Shrub and flower borders. Steps up to the front door.

Entrance

Hardwood double glazed entrance door with feature windows to surrounding. Victorian style tiled area. Cloaks hanging space and shoe storage area.

Hallway

White wooden laminate floor. Column radiator. Stairs to the first floor with glass balustrade. Part opaque double glazed window to the side with bi-folding plantation shutters. Inset spotlights. Storage cupboard under stairs with cloaks and shoe storage.

Bedroom 1

Double glazed windows to the front. Fitted plantation bi-folding shutters. Inset spotlights. Moulded coving to ceiling. Feature column radiator. Wooden laminate floor. Feature plinth lighting. Doors to:-

En-Suite

Opaque double glazed window to the side. Fitted tile enclosed shower cubicle with mixer valve, rain head and hand attachment. Low flush W.C. with concealed cistern. Chrome towel radiator. Extractor fan. Inset spotlights. Wall hung vanity wash hand basin with mixer tap and cupboard under. Shelf storage area.

Walk-in Wardrobe

Hanging space. Inset lighting. Wooden floor.

Downstairs W.C.

Vanity wash hand basin with mixer tap and cupboards under. Low flush back to wall W.C. with push button flush and concealed cistern. Feature mirror with LED lighting. Extractor fan. Inset spotlights. Extensively tiled walls and flooring. Column radiator.

Bedroom 2 / Reception 2

Dual aspect double glazed windows to the front and side. Feature column radiator. Inset spotlights to ceiling. Laminate wooden floor. Fitted media wall and base cabinets with T.V recess and storage.

Open Planned Kitchen/Family Room/Diner

Two sets of aluminum double glazed bi-folding doors to the garden. White laminate wooden flooring. Double glazed window to the side. Feature double glazed roof light. Contemporary style part paneling to the walls. Inset spotlights to ceiling. High quality German range of wall and base fitted units with acrylic matt white doors with quartz worktops over with up-stands incorporating a ceramic underslung sink with mixer tap. Two eye level built in hide and slide double ovens. Two built in fridge freezers. Feature centre island and breakfast bar with quartz worktops over. Integrated dishwasher. Glass shelving space. 5 ring Siemens induction hob with extractor fan above and mirror splash backs. Media wall with recess for fire or speaker system. Door to:-

Utility Room

Opaque double glazed door to the side. Ceramic tiled floor.

Wall and base fitted units with sparkly stone effect worktop over incorporating a ceramic sink with mixer tap and drainer. Plumbing and spaces for washing machine and tumble dryer. Mirror splash backs. Feature part wall panelling. Radiator. Extractor fan. Inset spotlights.

First Floor

Part opaque double glazed window. Inset spotlights to ceiling. Doors to:-

Main Bedroom

Double glazed black aluminium glass Juliet balcony French doors. Part opaque double glazed window to the side. Feature column radiator. Moulded coving to ceiling. Inset spotlights. Two built in walk in wardrobes with integrated panelling doors. Laminate wooden floor. Discreetly hidden in the wall panelling are two walk-in wardrobes with radiators, fitted rails and storage and space for chest of drawers. Door to:-

En-Suite Shower Room

Opaque double glazed window to the side. Built in airing cupboard. Chrome towel radiator. Porcelain tiled floor. Part porcelain tiled walls. Tile enclosed shower cubicle with rain head and hand attachment. Inset spotlights. Extractor fan. Back to wall W.C. with concealed cistern and push button flush. Vanity wash hand basin with ceramic bowl and chrome mixer tap.

Bedroom 4

Dual aspect double glazed windows to front and side. Velux window. Inset spotlights. White laminate wooden floor. Feature column radiator. Views of the rolling countryside towards Goffs Oak.

Bedroom 5

Part opaque double glazed window to the side. Inset spotlights. Range of fitted Shaker style wardrobes. Feature column radiator. White laminate wooden flooring.

Family Bathroom

Opaque double glazed window to the side. Chrome towel radiator. Freestanding roll top bath with mixer valve with waterfall tap. Low flush W.C. with push button flush and concealed cistern. Wall hung vanity wash hand basin with cupboards under with mixer tap. Tiled splash back. Inset spotlights to ceiling. Extractor fan. Feature quartz strip tiled wall. Porcelain tiled floor.

Garden

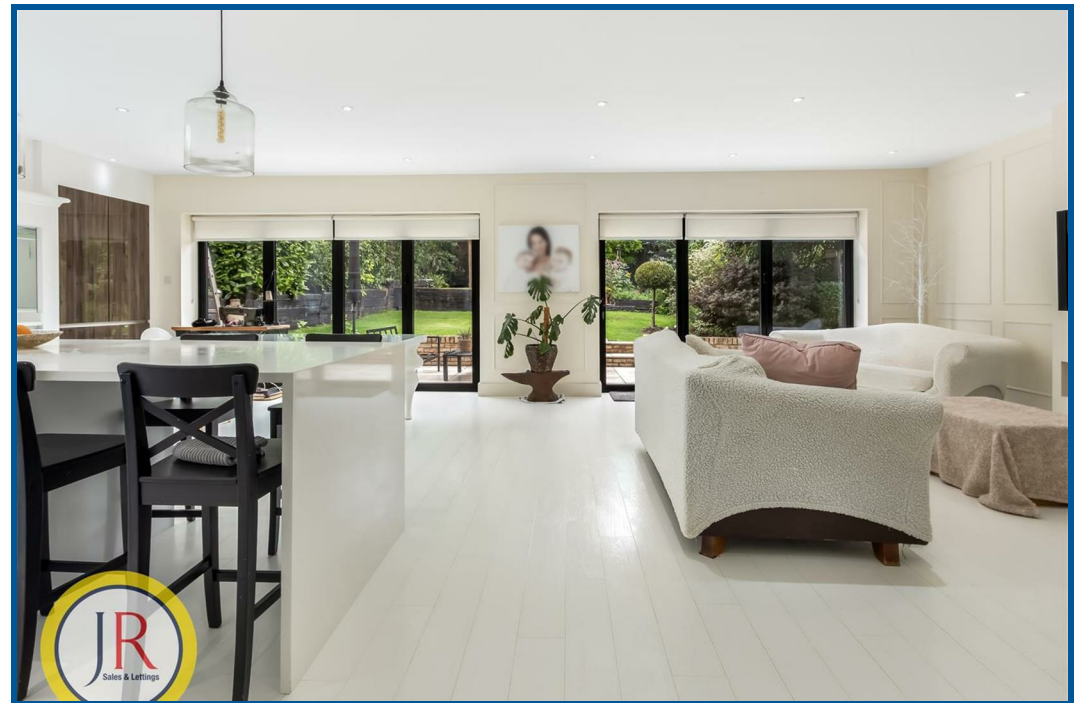
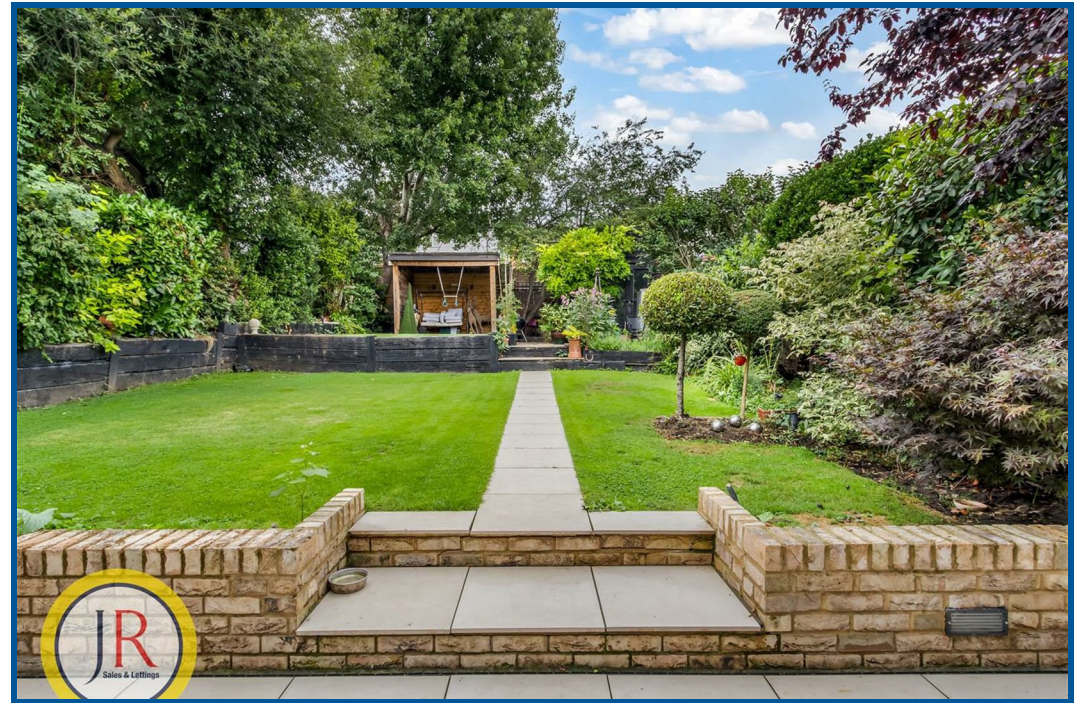
approx 70ft

Large porcelain paved patio area with path to the side of the house. Beautifully landscaped garden with a mix of brick and sleepers. Laid lawn. Outside lighting, Water tap. Raised astro turf area to the rear of the garden. Timber gazebo with wall lights. Power point. Doors to a summer house with an additional timber storage shed to the rear.

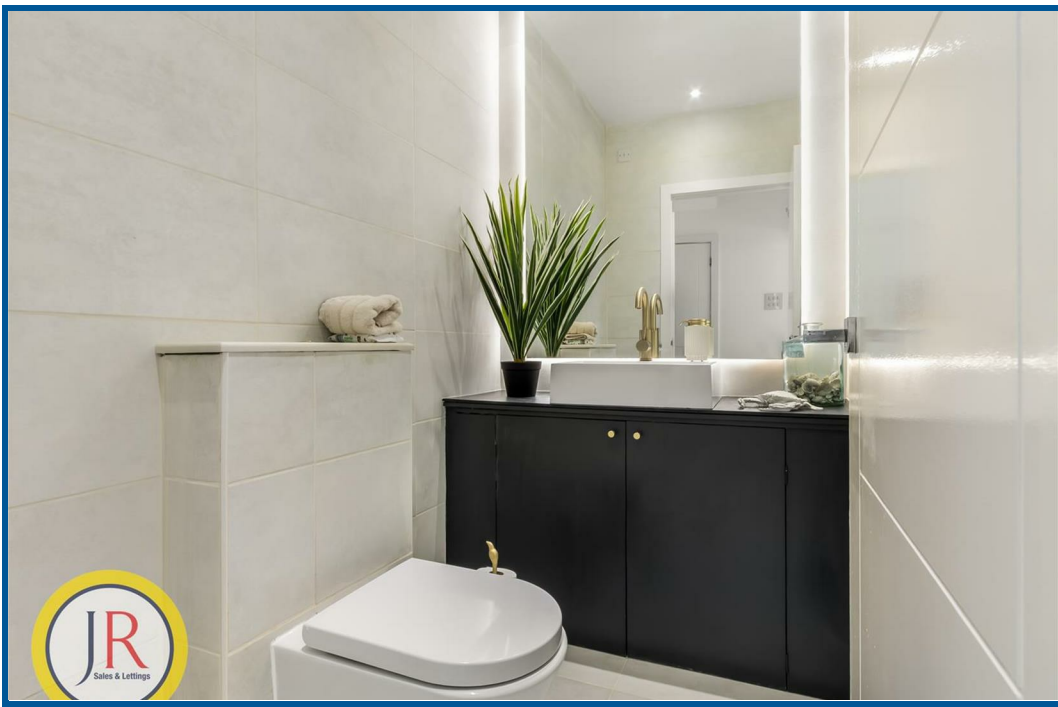
Summer House

Garage

Wooden double doors with glazed windows. Wall mounted Worcester Bosch boiler. Unvented hot water cylinder. Power and lighting.









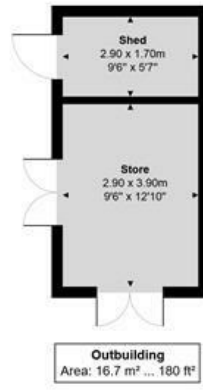






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



King James Avenue, Cuffley, Potters Bar, EN6 4LN

Total Area: 250.9 m² ... 2701 ft²
All measurements are approximate and for display purposes only