



**Kingsmead  
Cuffley**



**£985,000  
Freehold**

## Stunning Modern Family Home with Landscaped Gardens and Outbuildings

An exceptionally well-presented and fully modernised family home, featuring beautifully landscaped gardens, versatile outbuildings, and a contemporary finish throughout.

The flexible accommodation comprises four/five bedrooms, including two with en-suite bathrooms, plus a superb family bathroom complete with a freestanding bath. The master bedroom offers breathtaking views of the London skyline.

The heart of this home is the spacious kitchen/family room, boasting marble worktops, a feature open fireplace, vaulted ceilings, and Bi-folding doors that open onto the south-facing landscaped garden. The outdoor space is perfect for entertaining, with a terrace patio, BBQ/kitchen area, hot tub decking, and raised planters. A utility room adjoins the kitchen for added convenience.

Two outbuildings enhance the property's functionality: an insulated beautician's room and a larger building with office, kitchenette, WC, and an adjoining storage shed. The front of the property features a block-paved driveway with ample parking for several vehicles.

Located in a popular area just a short distance from Cuffley Village and the British Rail train station, offering direct trains to Moorgate, this home combines modern luxury with practical family living.

Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

- **Fully modernised and exceptionally well-presented family home.**
- **Four/five bedrooms, including two with en-suite bathrooms.**
- **Master bedroom with stunning views of the London skyline.**
  - **Luxurious family bathroom with freestanding bath.**
- **Spacious kitchen/family room with marble worktops, vaulted ceilings, and feature open fireplace**
  - **Bi-folding doors open onto a south-facing landscaped garden with terrace, BBQ/kitchen, hot tub decking, and raised planters.**
- **Utility room adjoining the kitchen for added convenience.**
  - **Two outbuildings: an insulated beautician's room and a larger building with office, kitchenette, WC, and storage shed.**
- **Block-paved driveway providing ample off-street parking for several vehicles.**
- **Prime location near Cuffley Village and British Rail station, offering direct trains to Moorgate.**

### Front

Block paved driveway. Feature walls. Astro turf area. Shrub and flower borders.

### Entrance

Covered composite double glazed entrance door with inset spotlights into the:-

### Hallway

Large format porcelain tiled floor with underfloor heating. Wooden paneling with inset lighting. Stairs to first floor with oak balustrade and glass. Radiator with feature cover. Inset spotlights. Doors to:-

### Bedroom 2

Double glazed Oriel bay window to the front. Double radiator. Inset spotlights to ceiling. Range of fitted wardrobes. Door to:-

### En-Suite

Opaque double glazed window to the front. Low flush W.C. with concealed cistern and push button flush. Wall mounted vanity wash hand basin with mixer tap and cupboards under. Double shower cubicle with mixer valve, hand attachment and rain head. Inset spotlights. Extractor fan. Extensively tiled porcelain walls and floor. Chrome towel radiator.

### Bedroom 3

Double glazed window to the side. Radiator. Inset spotlights. Fitted wardrobe.

### TV Room/Bedroom 5

Double glazed window to the front. Inset spotlights. Media wall with inset spotlights in niches. Radiator.

### Family Bathroom

Opaque double glazed window to the side. Ceramic tiled floor with underfloor heating. Built in airing cupboard. Suite comprises of a double end roll top bath with freestanding mixer tap and shower attachment. W.C with push button flush. Wall mounted wash hand basin with mixer tap and cupboards under. Extensively tiled walls. Matt black towel radiator. Feature tiled niche.

### Open Plan Kitchen/Lounge

Three double glazed Velux windows electrically operated with blinds. Aluminum black bi-folding doors to the garden. Double glazed door to the rear. Range of wall and base fitted units in contrasting dark and light grey shaker style with marble quartz worktops over, splash backs and upstands. Space for a Range gas cooker with a Neff extractor fan over. Worktops incorporating an underslung stainless steel 1 1/2 bowl sink. Quooker boiling hot water tap. Recess and plumbing for an American fridge freezer. Large format porcelain tiled floor with under floor heating. Integrated dishwasher. Breakfast bar. In the lounge area is a feature

brick real fire. Wooden paneling. Inset spotlights. Oak steps with glass balustrades.

### Utility Room

Opaque double glazed window to the side. Large format porcelain tiled floor. Range of wall and base fitted units in contrasting dark and light grey Shaker style with marble worktops over incorporating an underslung stainless steel with mixer tap and drainer grooves. Space for a tall fridge freezer. Plumbing and space for washing machine and tumble drier. Access to loft space. Inset spotlights.

### First Floor Landing

Double glazed Velux window to the front. Doors to:-

### Bedroom 1

Double glazed windows to the rear with far reaching views over to London and Goffs Oak. Double glazed Velux windows to the front. Feature wooden paneling. Radiator. Built in storage cupboards and wardrobes in the eaves. Inset spotlights to the ceiling. Door to:-

### En-Suite Shower

Opaque double glazed window to the front. Walk in tiled shower with mixer valve, hand attachment and rain head. Feature niche with inset lighting. Wall hung wash hand basin with mixer tap and cupboards under. Wall hung W.C with concealed cistern and push button flush. Inset spotlights. Extractor fan. Feature column radiator. Underfloor heating.

### Bedroom 4

Double glazed Velux window to the front. Inset spotlights to ceiling. Built in cupboard into the eaves.

### Garden

Beautifully landscaped garden with large sandstone patio area leading down the side of the house to access. Dedicated BBQ area with granite worktops and features an underslung 1 1/2 bowl sink with mixer tap, cold water and drainer grooves. Recess for a outside fridge. Feature lighting. Feature rendered walls and seating areas with steps down to the remainder of the garden which has raised shrub and flower borders. Laid lawn and astro turf area. Decking area for hot-tub. Rear storage area and sheds.

### Outbuilding 1

Insulated double glazed room. Wall mounted electric heater. Inset spotlights. Ceramic tiled floor. Double glazed patio door.

### Brick Built Summer House/Office

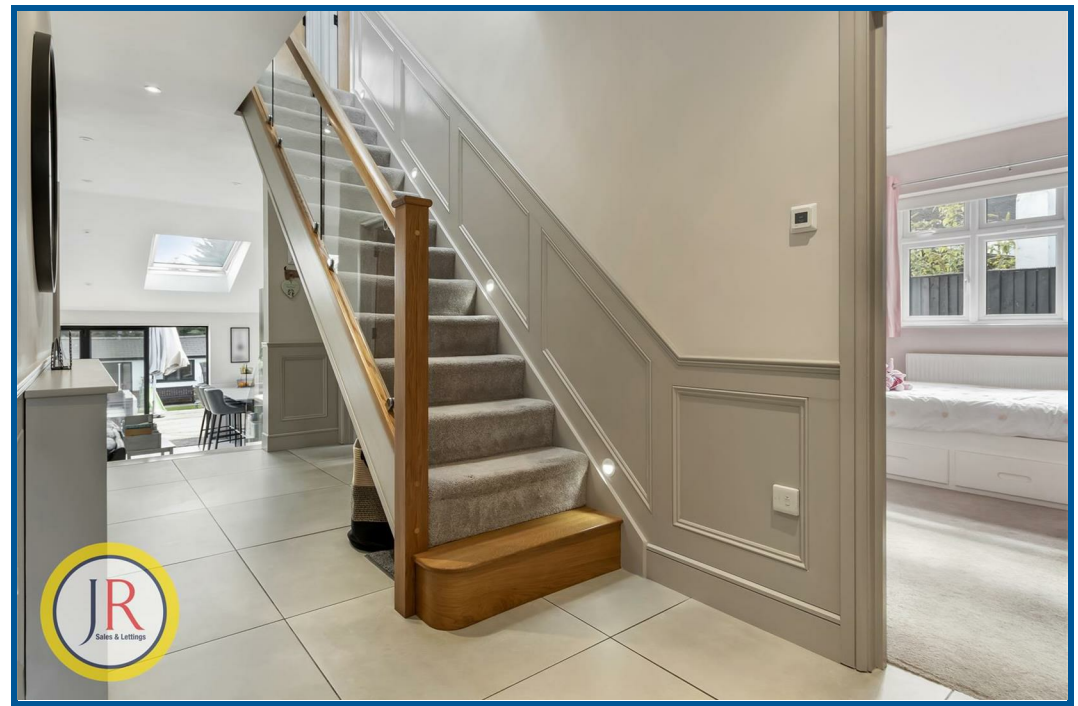
Double glazed French doors with side windows. Inset spotlights. Storage racks. Partitioned off area currently used as an office with workstation with inset spotlights. Kitchen units with stainless steel 1 1/2 sink with mixer tap. Hot water boiler. Tiled splash backs. Door to a :-

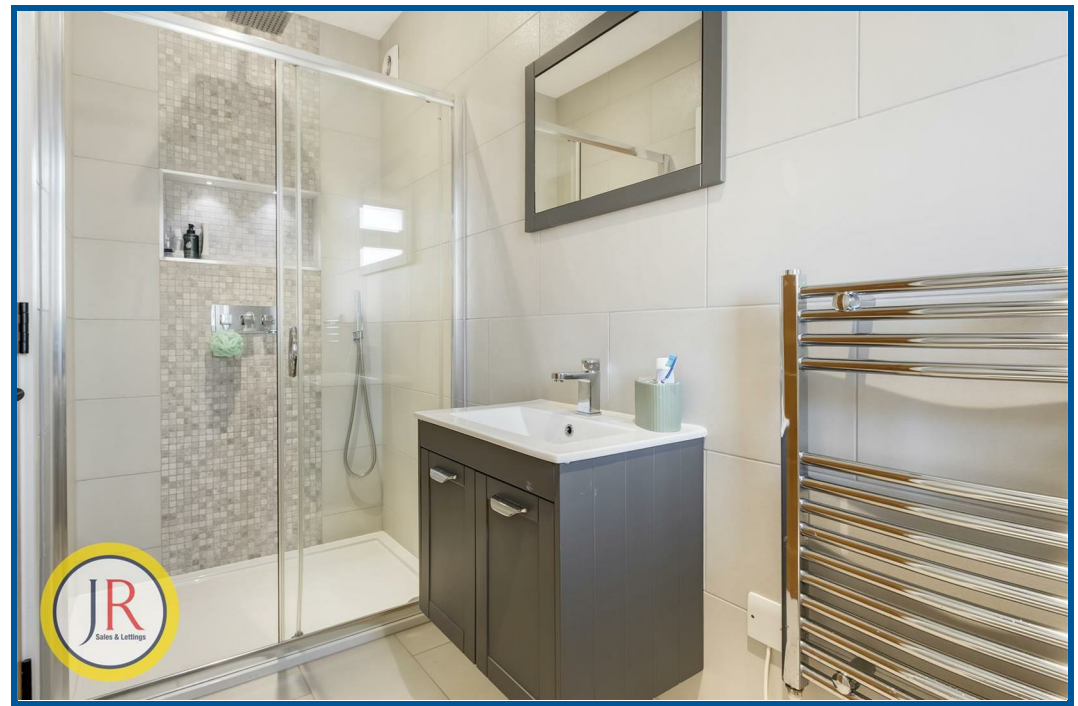
### W.C.

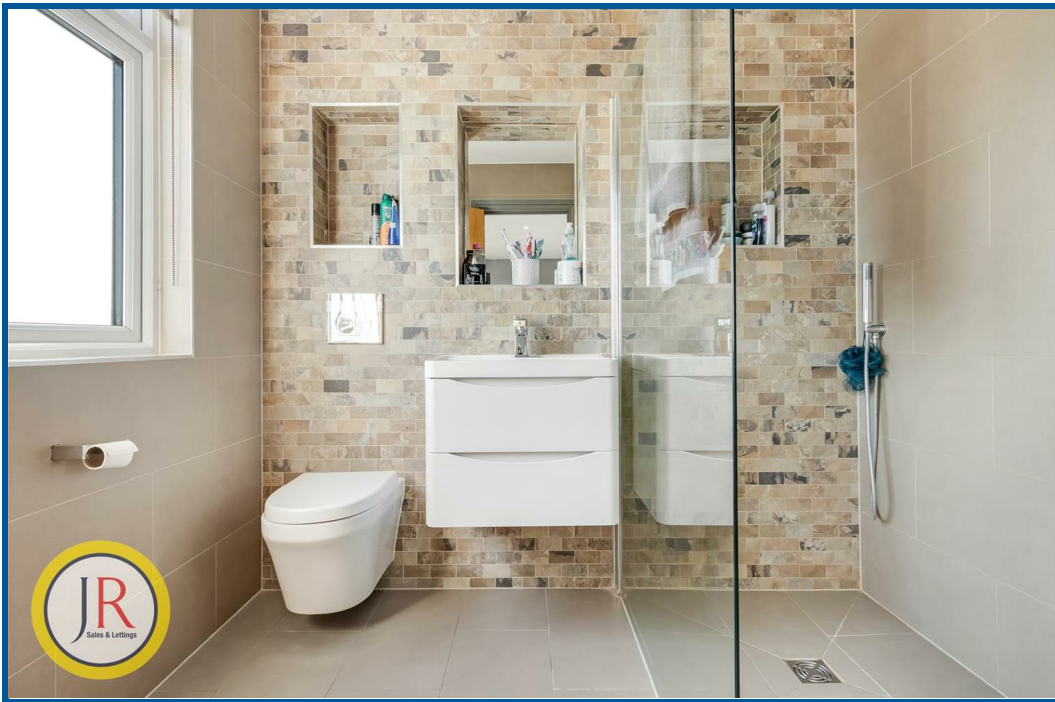
Low flush W.C. with push button flush in concealed cistern. Extensively tiled walls. Inset spotlights. Laminate floor. W.C.



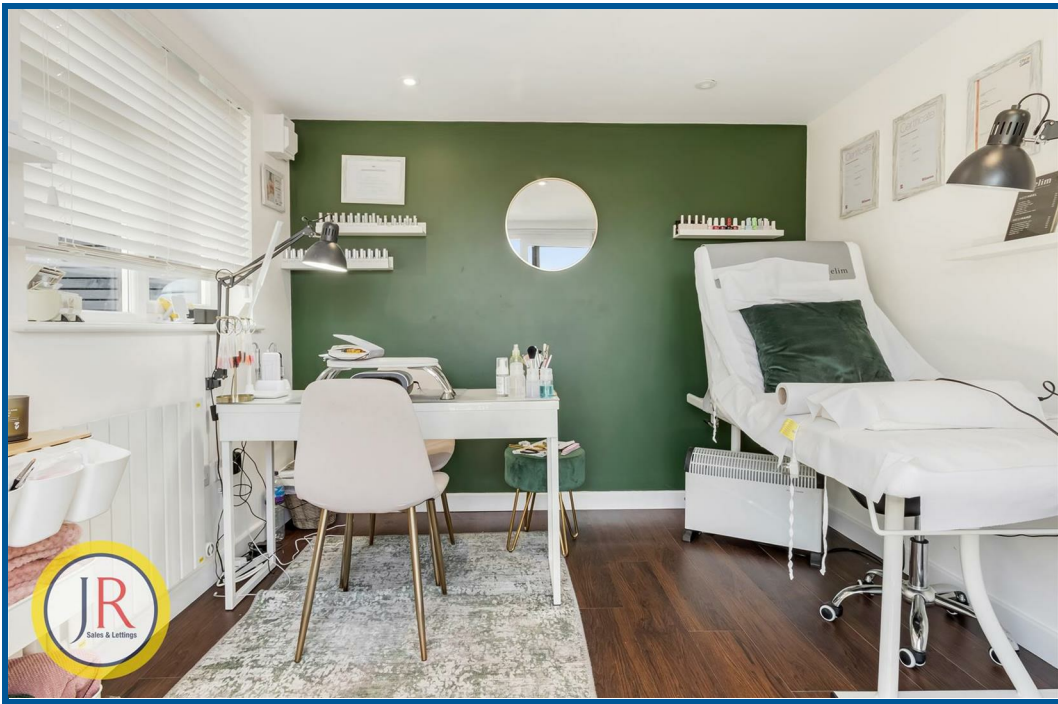
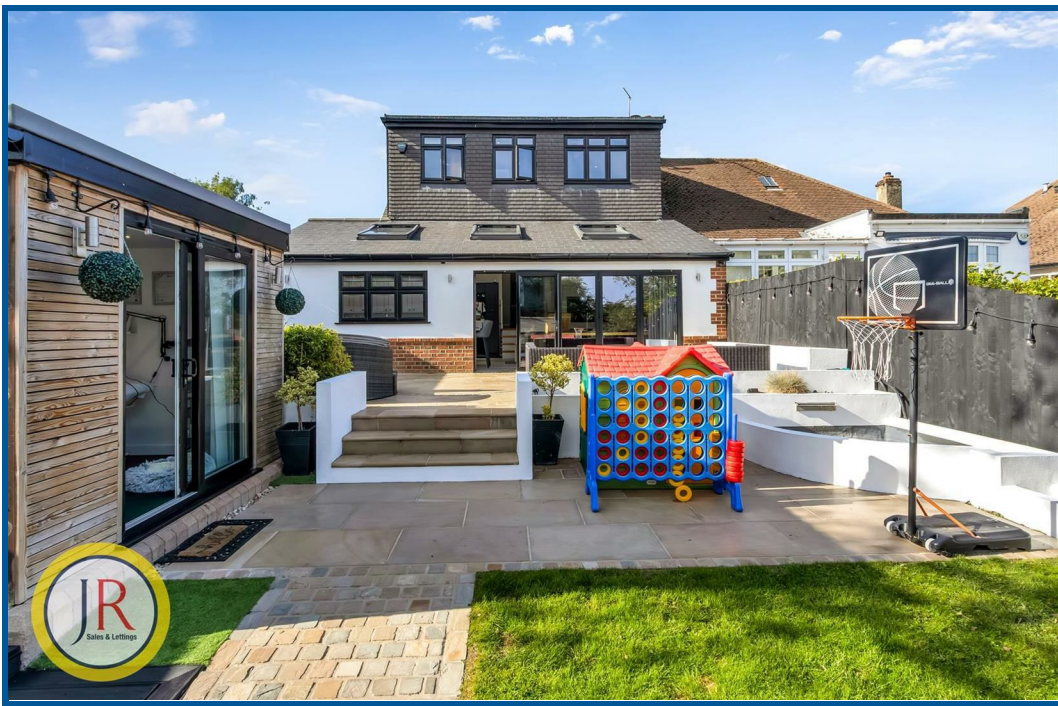


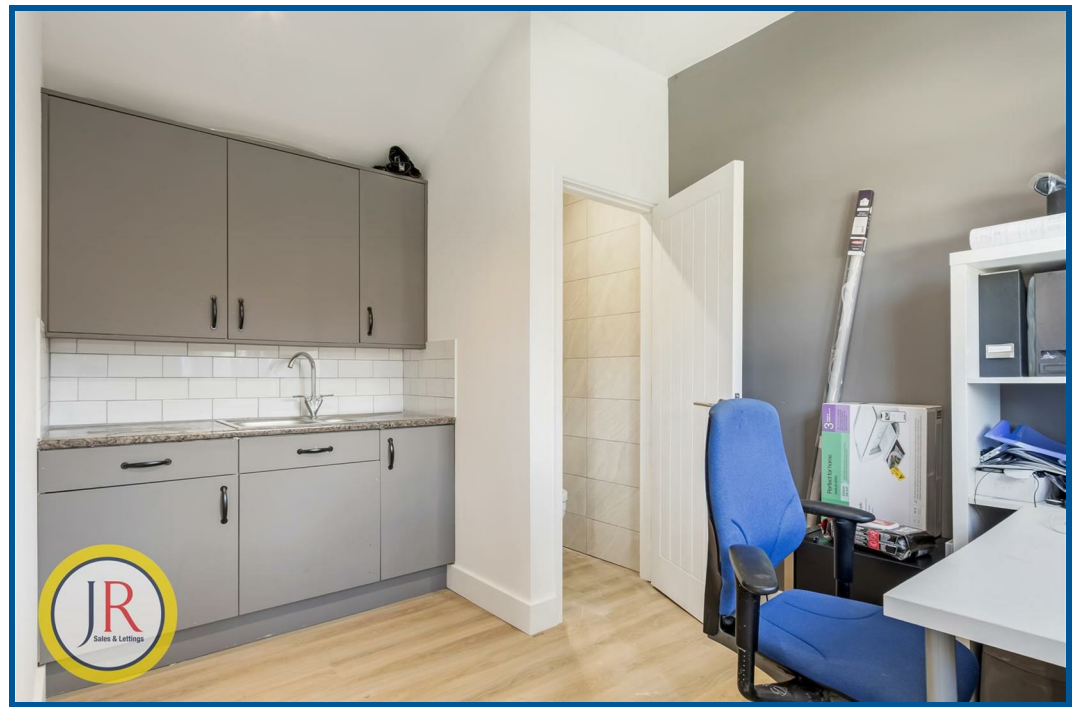














**Kingsmead, Cuffley, Potters Bar, EN6 4AN**

Total Area: 197.1 m<sup>2</sup> ... 2122 ft<sup>2</sup>

All measurements are approximate and for display purposes only

