



JR Sales & Letting

**Northaw Road East
Cuffley**



**£749,950
Freehold**

Attractive Detached Three Bedroom Bungalow in the Heart of Cuffley – Chain Free

This charming 1930s detached bungalow is offered chain free and occupies a prime position in the heart of Cuffley. The property features a good-sized block-paved driveway, spacious garage, and a semi-secluded rear garden with patio and lawn.

Inside, accommodation includes two reception rooms: a cosy lounge with feature brick fireplace and bay window enjoying views over the Goffs Oak hills, and an open-plan living room filled with natural light and overlooking the garden. The kitchen is fitted with Corian worktops and high-quality German appliances. The master bedroom benefits from an en-suite shower room, alongside two further bedrooms and a family bathroom. The spacious hallway is enhanced by oak doors and a large airing cupboard.

Fantastically located within a short walk of the village shops, school, doctors, and train station with direct services to Moorgate. The property also offers huge scope for extension or a loft conversion (STPP), making this an exciting opportunity for buyers.

- **Attractive detached 1930s bungalow in central Cuffley location**
 - **Offered chain free – ready for immediate purchase**
- **Three spacious bedrooms including master with en-suite shower room**
- **Two reception rooms: cosy lounge with bay window + light-filled open-plan living room**
- **Stylish kitchen with Corian worktops and premium German appliances**
- **Semi-secluded rear garden with patio and lawn – ideal for entertaining**
 - **Large block-paved driveway and generous garage for ample parking/storage**
- **High-quality internal finish with oak doors and large airing cupboard**
 - **Excellent potential for extension or loft conversion (STPP)**
- **Short walk to village shops, school, GP, and train station with direct line to Moorgate**

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Front

Large block paved driveway. Laid lawn. Shrub and flower borders. Steps upto the front door.

Entrance

Hardwood leaded light opaque glazed entrance door to the:-

Porch

Radiator. Dado rail. Coving to ceiling. Inset spotlights. Glazed Georgian style French doors to the:-

Hallway

Leaded light double glazed window to the side. Radiator. Coving to ceiling. Dado rail. Inset spotlights. Cupboard housing the electric meter.

Walk-in Airing Cupboard

6'11 x 4'2
Shelving and hanging rails. Access to loft space with pull down ladder.

Lounge

18'7 x 15'
Entered by glazed Georgian style French doors. Coving to ceiling. Inset spotlights. Feature leaded light double glazed porthole window to the front. Double glazed bay window to the front with lovely views towards Goffs Oak. Dado rail. Feature fireplace with brick surround and hearth with timber mantle. Two radiators.

Kitchen

11'9 x 9'10
Velux window with fitted blind. Inset spotlights to ceiling. Range of wall and base fitted units in Shaker style cream with Corian worktops over incorporating a sink with drainer grooves and mixer tap. Four ring Neff gas hob with extractor fan over. Eye level Neff hide and slide oven. Neff combi microwave oven and grill. Bosch tall fridge freezer. Miele washing machine. Neff tumble drier. Integrated dishwasher. Tiled splash backs. Plinth heater.

Dining Room/Living Room

15'3 x 12'7
Leaded lights double glazed dual aspect windows

to the side and rear. Double glazed leaded light French doors to the garden. Four Velux windows with fitted blinds. Inset spotlights. Two double radiators.

Bedroom 1

14'3 into the door recess x 9'10
Leaded light double glazed windows to the front. Double radlator. Coving to ceiling. Inset spotlights. Range of pine fitted wardrobes with bed recess and bedside shelving. Door to:-

En-Suite Shower Room

Opaque double glazed window to the side. Low flush W.C. with push button flush.Vanity wash hand basin with mixer tap and cupboards under. Tile enclosed shower cubicle with mixer valve and hand attachment. Inset spotlights. Coving to ceiling. Radiator. Extensively tiled walls. Mirror cabinet.

Bedroom 2

12'8 x 9'7
Leaded light double glazed windows to the rear. Coving to ceiling. Double radiator. Pine wardrobes

Bedroom 3

12'8 x 8'7
Leaded light double glazed windows to the rear. Coving to ceiling. Double radiator. Pine wardrobes.

Family Bathroom

Opaque double glazed window to the side. Radiator. Low flush W.C. with push button flush. Wall mounted wash hand basin with mixer tap. Panel bath with mixer tap and shower valve over with hand attachment. Extensively tiled walls. Inset spotlights. Coving to ceiling. Mirror.

Large Garage

23'6 x 11'
Up and over door. Power and lighting. Window to the rear. Opaque double glazed courtesy door to the garden. Wall mounted Worcestor Bosch boiler.

Garden

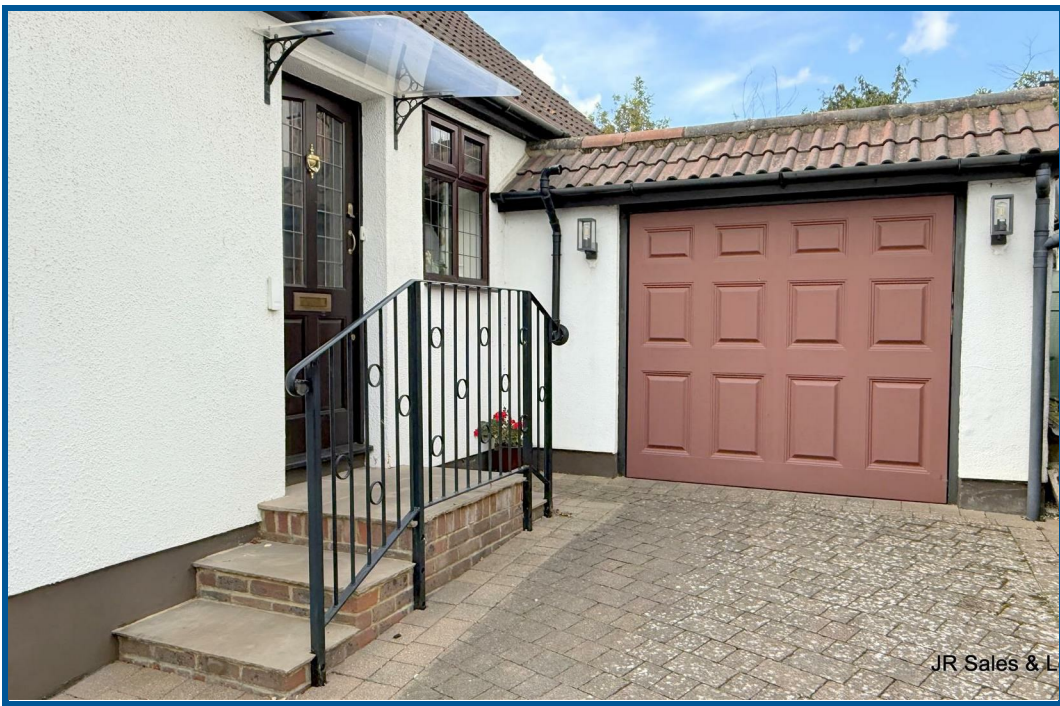
Mainly laid to lawn. Shrub and flower borders. Timber shed. Large patio area with retaining walls and steps up to the lawn. Lighting. Water tap.













Northaw Road East, Cuffley, Potters Bar, EN6 4LT

Total Area: 139.7 m² ... 1504 ft²

All measurements are approximate and for display purposes only