



JR Sales & Lettings

**Homewood Avenue
Cuffley**



**£739,950
Freehold**

Fantastic Opportunity – Chain Free Three-Bedroom Detached Home Backing onto Woodland

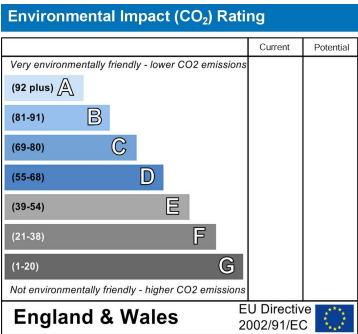
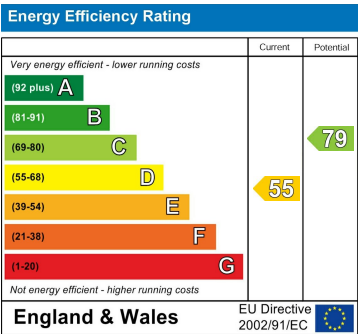
An exceptional opportunity to acquire this charming three-bedroom fully detached house, ideally situated on a highly sought-after road just off Tolmers Road. Enjoying a tranquil setting with woodland to the rear, this property offers both privacy and natural beauty.

Conveniently located just 0.8 miles from British Rail services and the village's shops and amenities, the home provides excellent connectivity alongside a peaceful residential atmosphere.

This well-loved home presents a superb prospect for modernisation and extension (subject to planning permission), giving the new owners the chance to renovate and customise the space to their own style and needs.

Whether you're seeking a family residence or an investment with potential, this property is not to be missed.

- **Three-bedroom fully detached home**
- **Located on a sought-after road just off Tolmers Road**
- **Backs directly onto woodland offering privacy and tranquil views**
- **Just 0.8 miles from British Rail station and village shops**
- **Two spacious reception rooms providing flexible living space**
- **Ground floor WC for added convenience**
- **Garage and off-street parking**
- **Excellent potential for modernisation and extension (STPP)**
 - **A fantastic opportunity to create a personalised family home**
 - **Chain Free**



Front

Laid lawn with shrub and flower borders. Double driveway. Side access. Access to the garage. Courtesy door to the rear of the house. UPVC Georgian style French doors to the:-

Entrance Porch

Quarry tiled floor. Leaded light hardwood glazed door and matching side window to the:-

Hallway

Coving to ceiling. Stairs to first floor. Built in storage cupboard under stairs housing meters. Radiator. Doors to:-

Ground Floor WC

Double glazed opaque window to the side. Mid flush W.C. Wall mounted wash hand basin with tiled splash back. Extractor fan.

Kitchen

9'4 x 10'5
Georgian style double glazed window to the rear. Radiator. Range of wall and base fitted units with worktops over incorporating a enamel double drainer sink with mixer tap. Space for tall fridge freezer. Space for gas cooker. Georgian style double glazed door to inner alleyway. Louvre doors to the:-

Dining Room

12'5 x 10'1
Double glazed sliding doors to the garden. Two radiators. Coving to ceiling. Opening to the:-

Lounge

16'8 into the bay x 10'5
Double glazed Georgian style bay window to the front. Three radiators. Marble feature fireplace with gas real flame effect fire. Wall lights. Coving to ceiling.

Landing

Georgian style double glazed window to the front. Built in storage cupboard mid way up the stairs. Access to loft space. Built in airing

cupboard housing immersion cylinder. Doors to:-

Bedroom 1

13'8 x 10'
Georgian style double glazed window to the rear. Radiator. Range of fitted wardrobes with louvre doors.

Bedroom 2

13'6 x 10'6
Georgian style double glazed window to the front. Radiator. Range of fitted wardrobes with matching chest of drawers.

Bedroom 3

9'5 x 8'5
Georgian style double glazed windows to the rear. Radiator.

Family Bathroom

Opaque double glazed window to the side. Suite comprising of a turquoise colour pedestal wash hand basin. Mid flush W.C. with push button flush. Enamel bath with Triton mixer shower over. Extensively tiled walls. Radiator. Extractor fan. Bar element heater.

Inner Alleyway

19'7 x 3'
Through the front to the middle of the house. Georgian style double glazed window to the front. Double glazed door to the garden. Larder cupboard with space for freezer. Door to:-

Garage

16'4 x 8'2
Up and over door. Double glazed Georgian style window to the side. Power and lighting. Wall mounted Ideal boiler.

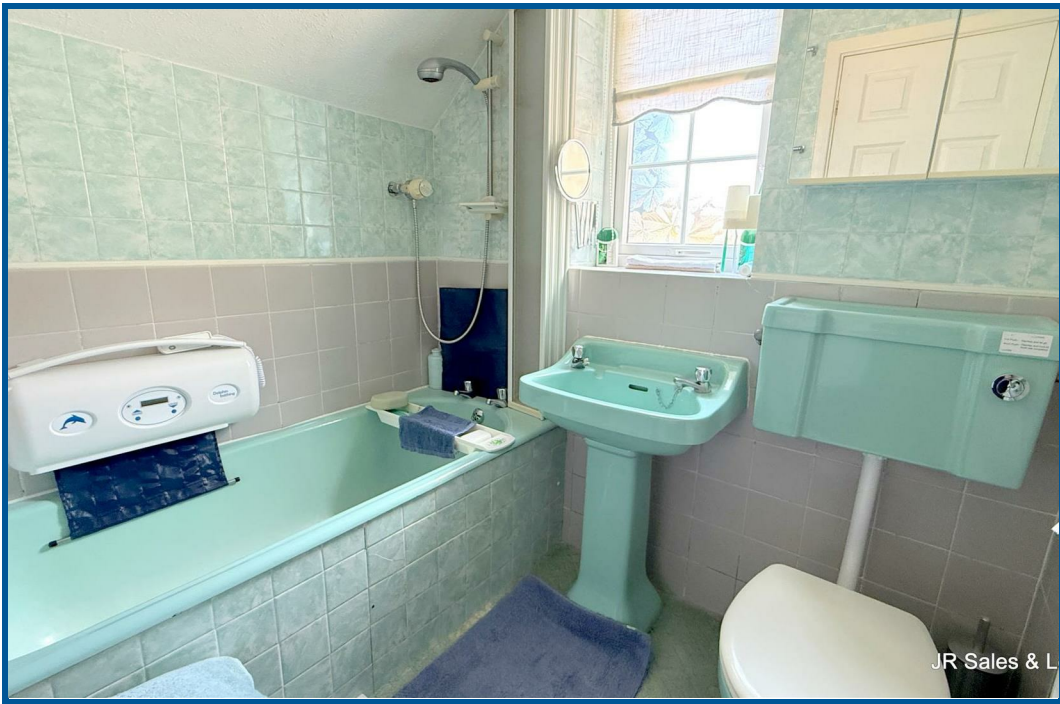
Rear Garden

Crazy paved patio area. Shrub and flower borders. Mainly laid to lawn. Wall lights. Timber shed on both sides. Water tap.



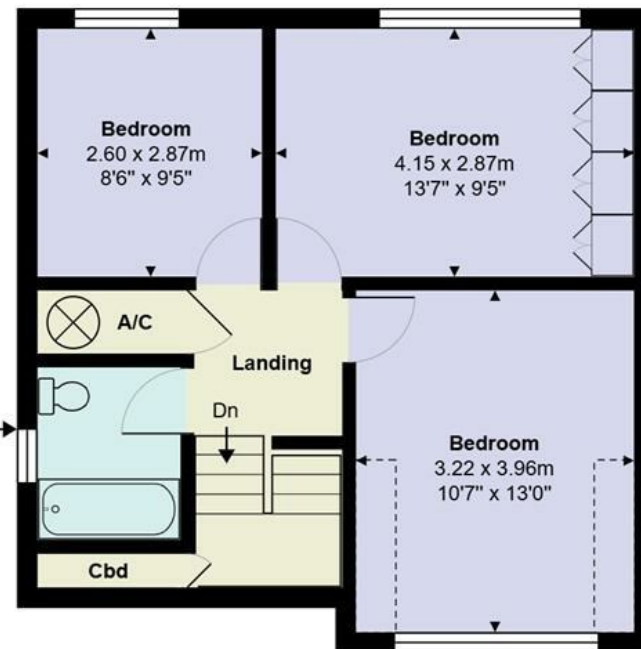








Ground Floor
Area: 72.9 m² ... 785 ft²



First Floor
Area: 46.4 m² ... 499 ft²



Homewood Avenue, Cuffley, Potters Bar, EN6 4QH

Total Area: 119.3 m² ... 1284 ft²

All measurements are approximate and for display purposes only