



**Colesdale
Cuffley**



**£585,000
Freehold**

Set on a generous plot with a substantial side garden, this extended three-bedroom semi-detached home enjoys a highly desirable position and offers exceptional scope for further enlargement, subject to planning permission. The property benefits from private driveway parking, a detached garage to the rear, and a convenient ground floor WC.

A side extension provides a second reception room and a useful utility area, complementing the through lounge/dining room and modern fitted kitchen, creating versatile and well-balanced ground floor accommodation. Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

The particular highlight of the home is the extensive side garden, resulting in a larger-than-average plot and presenting excellent potential for further extension, subject to the necessary consents.

Ideally positioned within a short walk of Cuffley School, village shops, and the mainline station with direct services to Moorgate, the property also enjoys close proximity to George V Playing Fields and surrounding countryside walks, making it an excellent choice for families and commuters alike.

- **Set on a generous plot with a substantial side garden**
- **Extended three-bedroom semi-detached home in a highly desirable position**
 - **Exceptional potential for further enlargement (subject to planning permission)**
 - **Private driveway providing off-street parking**
 - **Detached garage located to the rear**
 - **Ground floor WC**
- **Side extension creating a second reception room and useful utility area**
- **Through lounge/dining room and modern fitted kitchen**
- **Three well-proportioned bedrooms and a family bathroom upstairs**
- **Within walking distance of Cuffley School, village shops, mainline station to Moorgate, and nearby countryside walks**

Front

Parking for 1/2 cars.

Entrance

UPVC leaded light double glazed entrance door to the:-

Porch

Opaque double glazed windows to the side. Laminate wooden floor. Coat hanging space. Door to:-

W.C.

Opaque double glazed window to the side. Coving to ceiling. Radiator. W.C. with push button flush. Corner wall hung wash hand basin with mixer tap and cupboards under.

Lounge/Dining Room

Double glazed bow window to the front. Double glazed sliding patio doors to the rear. Dado rail. Coving to ceiling. Laminate wooden flooring. Two radiators. Door to the staircase. Door to the:-

Kitchen

Double glazed window to the rear. Range of wall and base fitted units in navy blue with marble effect rolled edge worktops over incorporating a composite sink with mixer tap and drainer. Tiled splash backs. Five ring ceramic hob with extractor fan over. Built in eye level double oven. Space for tall fridge freezer. Integrated dishwasher. Built in cupboard under the stairs. Laminate wooden floor. Opening to:-

Reception Room 2/Play Room

Double glazed window and door to the garden. Radiator. Coving to ceiling. Opens to:-

Utility Room

Opaque double glazed window to the front. Opaque double glazed door to the front.

Radiator. Laminate wooden floor. Wall unit. Worktop with plumbing and spaces for washing machine and tumble dryer under.

Inner Lobby

Built in cloaks cupboard. Stairs to first floor.

Landing

Opaque double glazed window to the side. Coving to ceiling. Built in boiler cupboard housing a Glow Worm boiler and shelving. Access to loft space via a pull down ladder. Doors to:-

Bedroom 1

Double glazed window to the front. Radiator. Coving to ceiling. Range of fitted wardrobes.

Bedroom 2

Double glazed window to the rear. Radiator. Coving to ceiling. Range of fitted wardrobes.

Bedroom 3

Double glazed window to the front. Radiator. Coving to ceiling.

Bathroom

Opaque double glazed window to the rear. Chrome towel radiator. Suite comprising of a 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 valve over with hand attachment, rain head and folding shower screen. Extensively tiled walls in complimentary ceramics.

Garden

Mainly laid to lawn. Large patio area. Steps down to a concrete hardstanding and shed base. Extended garden area. Courtesy door to the:-

Garage

Up and over door. Power and lighting.



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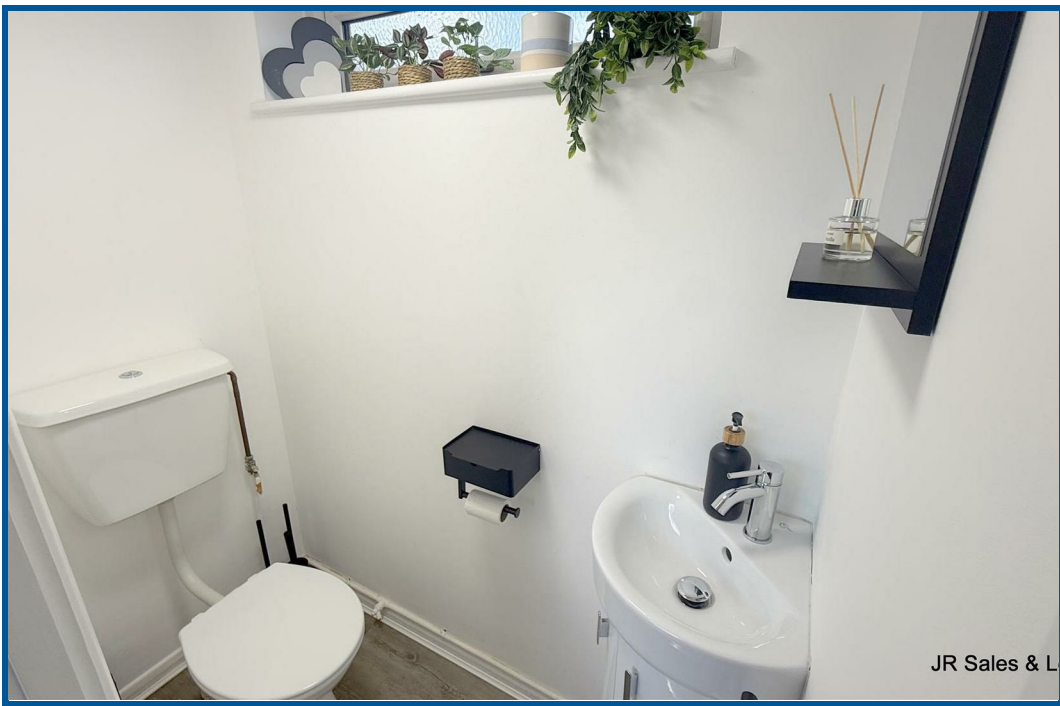


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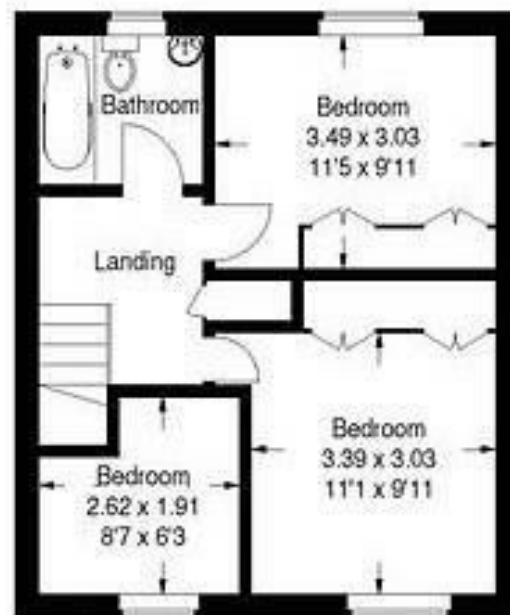
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Energy Efficiency Rating

	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 		

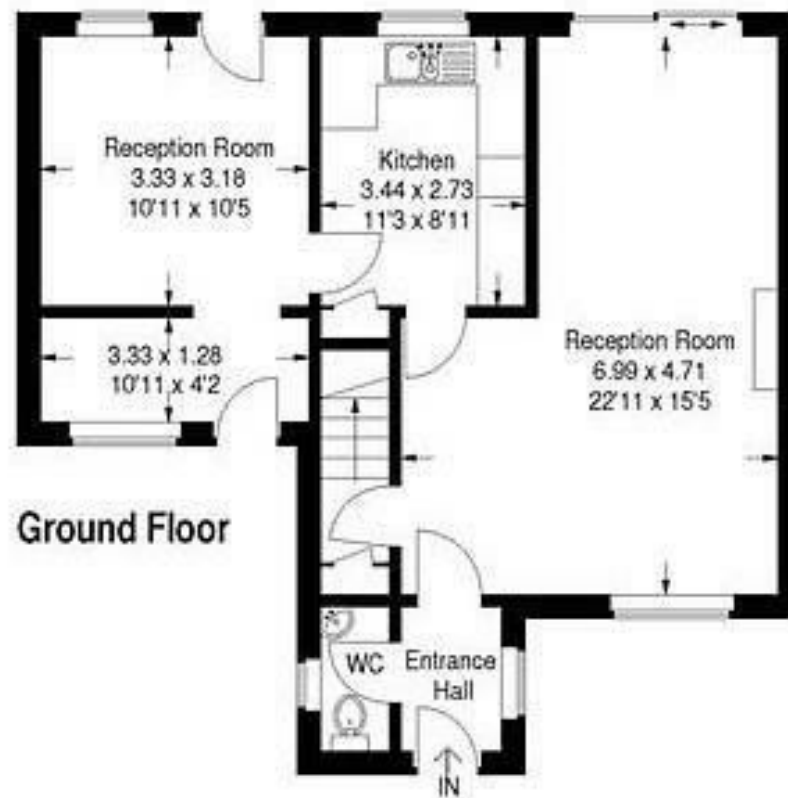
Environmental Impact (CO₂) Rating

	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 		



Approximate Gross Internal Area
 Ground Floor = 61.7 sq m / 664 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Total = 101.3 sq m / 1090 sq ft

First Floor



Ground Floor