



**King James Avenue
Cuffley**



**Offers invited £685,950
Freehold**

A rare opportunity to acquire a fantastic development or renovation prospect on this highly sought-after road, located just a stone's throw from Cuffley village shops, amenities, and the mainline British Rail station. The property benefits from an impressive south-facing rear garden measuring approximately

118ft (36m) in length and 45ft (13.7m) in width. With precedent set for enlargement along the road, the plot offers excellent scope for extension or potential replacement, subject to the usual planning consents.

The existing accommodation comprises two double bedrooms, an open-plan kitchen/diner, living room, shower room, and a double-glazed conservatory. The mature rear garden includes several outbuildings with power connected, while the front provides off-street parking for multiple vehicles and a garage. In need of modernisation throughout and offered chain free, this is a superb opportunity in a prime village location.

- **Rare development or renovation opportunity**
- **Highly sought-after road close to Cuffley village**
- **Just a short walk to shops, amenities, and mainline station**
- **Generous rear garden approx. 118ft (36m) in length**
- **Impressive garden width of approx. 45ft (13.7m)**
 - **Two double bedroom bungalow**
 - **Open-plan kitchen/diner and living room**
 - **Conservatory and shower room**
- **South Facing mature garden with multiple outbuildings with power**
- **Off-street parking for multiple vehicles and offered chain free**

Front

Off street parking for multiple vehicles on hardstanding. Shrub and flower borders. Steps up to the front door.

Entrance

Hardwood entrance door with secondary double glazed window to the side. Coving to ceiling. Radiator. Access to part boarded loft space. Open planned to the:-

Kitchen/Dining Room

Radiator. Fitted cupboards. Inset spotlights to the ceiling. Cupboard housing the meters. Open planned to the kitchen area:- Opaque glazed door to the front. Double glazed window to the front and side. Wall and base fitted units with rolled edge worksurfaces over. Stainless steel sink unit with mixer tap and drainer. Space for a cooker. Plumbing for washing machine. Space for a fridge freezer. Cupboard housing boiler. Inset spotlights. Opening to the:-

Living Room

Coving to ceiling. Radiator. Patio doors to the:-

Conservatory

Double glazed. Tiled floor. French doors to the rear and side.

Bedroom 1

Secondary double glazed bay window. Three double radiators. Fitted cupboards. Shelving. Secondary double glazed window to the side.

Bedroom 2

Double glazed window to the rear. Radiator. Coving to ceiling. Fitted wardrobe.

Garden

118'1"

Mature garden with shrub and flower borders. Rockery. Feature pond.

Shower Room

Suite comprising:- Low flush wc, pedestal wash hand basin, walk in shower cubicle with electric shower. Towel radiator. Part tiled walls.

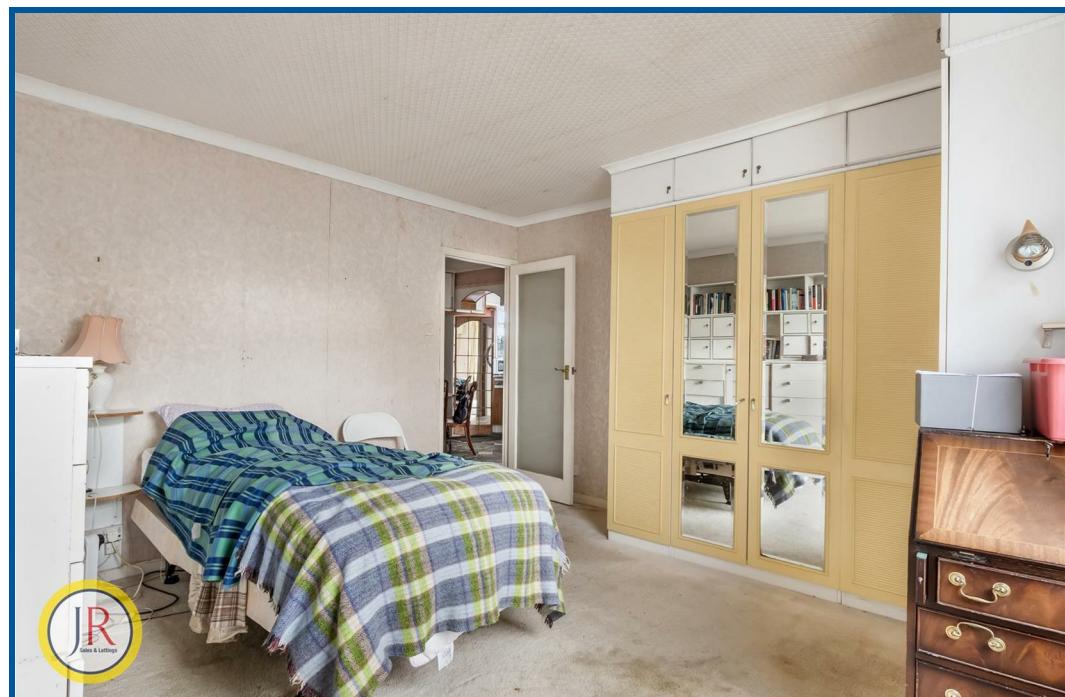
Garage

Up and over door.

Outbuildings

Multiple outbuildings some with power and lighting. Sheds. Summer Houses. Storage units.











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

Total Area: 119.2 m² ... 1283 ft² (excluding store, hall, office/study, workshop)

All measurements are approximate and for display purposes only.

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			
		59	77

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			

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