



PRESTIGE & VILLAGE

UK's finest properties

KINGSMEAD, CUFFLEY, HERTFORDSHIRE, EN6 4AN



Prestige and Village are pleased to offer this spacious, extended four bedroom detached family home offering good size accommodation. The property offers two/three reception rooms open planned kitchen/sitting/ breakfast room, four good size bedrooms two with en-suite facilities. The property offers scope for improvement and is an ideal opportunity for those looking to make their dream home a reality. The property is ideally located in this popular location for the rich and famous and within ten minutes of Cuffley mainline railway station giving access to central London. Local shops, supermarkets, bars, cafe's and restaurants are all within easy walking distance. The property has outstanding rear views overlooking valley and open countryside and is in a great location with an abundance of sports facilities including tennis, football, golf, horse riding, leisure centres and gyms.





- Superb Opportunity to Purchase in this Sought After Area
- Four Double Bedrooms, Two with En-Suite Facilities
- Two/Three Reception Rooms With Fantastic Countryside Views Via Two Sets of Bi-Folding Doors
- Scope to Improve /Refurbish and Modernise
- Full Gas Fired Central Heating and Domestic Hot Water
- Replacement uPVC Double Glazing Throughout
- Garage and Driveway with Parking for Several Vehicles
- Situated with-in Easy Reach of All Local Shops, Schools, Supermarkets, Bars, Restaurants and Leisure Facilities
- With-in Easy Access to M25 Motorway Links
- Viewing Essential to Avoid Disappointment





### DRIVEWAY

Off road parking for several cars.

### ENTRANCE HALL

14'10" x 7'9" (4.52m x 2.36m)  
Spacious with stairs to first floor

### SNUG LOUNGE

10'2" x 11'10" (3.10m x 3.61m)  
Window to front

### FITTED KITCHEN

11'3" x 8'11" (3.43m x 2.72m)  
Full range of base, wall and full length units incorporating built-in appliances microwave and fridge, full length units with wooden worktops.

### UTILITY ROOM

6'1" x 5'10" (1.85m x 1.78m)  
Door to side plumbing for washing machine and dishwasher, single drainer single bowl stainless steel sink unit with hot and cold mixer tap.

### FAMILY ROOM

13'1" x 12' (3.99m x 3.66m)  
Open plan with sitting room.

### SITTING ROOM/ DINING AREA

24'10" x 9'8" (7.57m x 2.95m)  
Double Bi-fold doors to rear garden with views over open rolling countryside.

### FAMILY BATHROOM

14'9" x 7'5" (4.50m x 2.26m)  
Window to side roll top bath with shower low level W/C and sink

### BEDROOM FOUR

13'5" x 10' (4.09m x 3.05m)  
Window to front



### LANDING

Doors leading to with large eaves storage cupboard.

### PRIMARY BEDROOM

16'8" x 10'4" (5.08m x 3.15m)  
Window to front and built in wardrobe

### EN-SUITE SHOWER ROOM

8'9" x 7'1" (2.67m x 2.16m)  
Window to rear, large shower cubicle, vanity wash hand basin and low level w/c

### BEDROOM TWO

14'9" x 7'5" (4.50m x 2.26m)  
Window to side

### EN-SUITE W/C

With corner wash hand basin.

### BEDROOM THREE

10'8" x 8'9" (3.25m x 2.67m)  
Window to rear and built in wardrobe

### EAVES STORAGE AREA

13'6" x 3'9" (4.11m x 1.14m)  
Leading to Den

### LARGE DEN ROOM

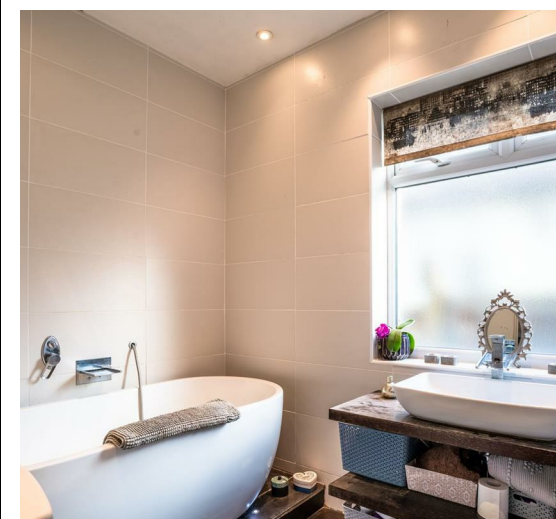
13'5" x 10' (4.09m x 3.05m)  
Restricted head room but great area for a den/ play area and storage

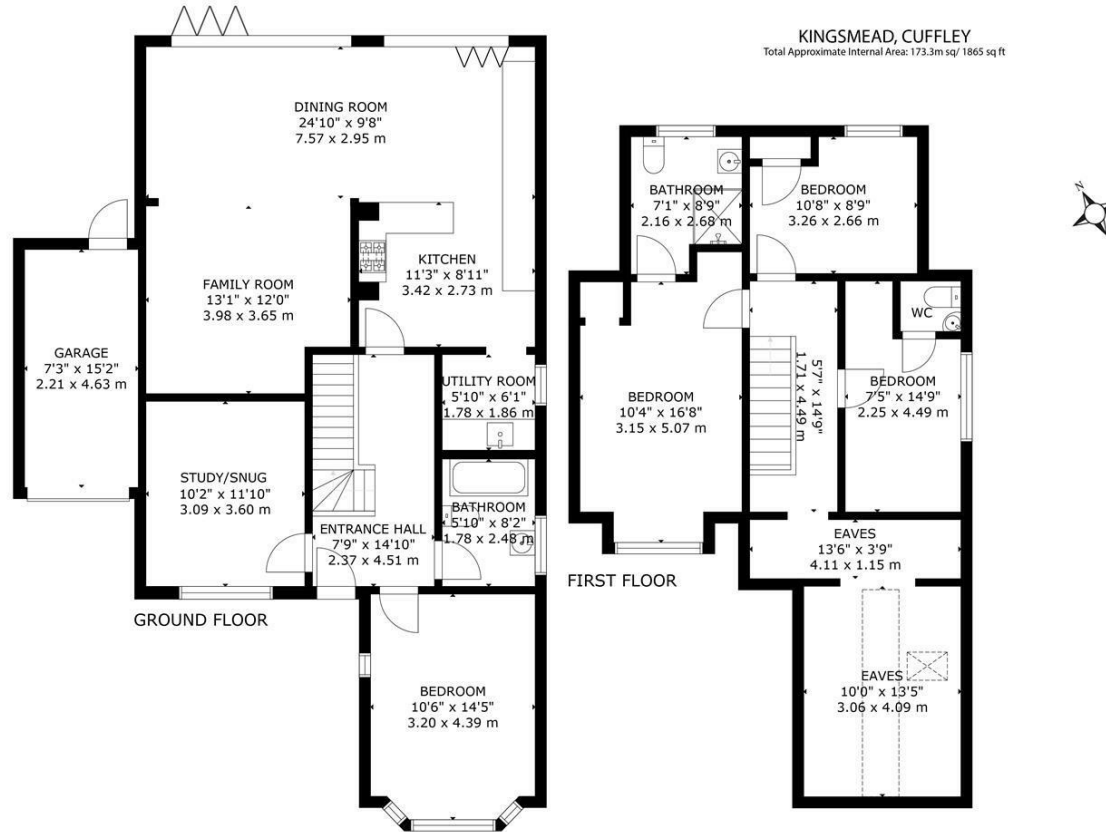
### GARAGE

15'2" x 7'3" (4.62m x 2.21m)  
Double opening doors and door to rear garden

### LARGE GARDEN AND PATIO AREA

Large rear garden and decked patio area with beautiful views overlooking open countryside.





SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 Current: <b>B</b> Potential: <b>A</b>	 Current: <b>B</b> Potential: <b>A</b>	 Current: <b>B</b> Potential: <b>A</b>	 Current: <b>B</b> Potential: <b>A</b>
Energy Efficiency Score: <b>83</b>		Environmental Impact Score: <b>67</b>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



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