

LEASEHOLD



House - End Terrace (EPC Rating:)

**Plot 8, 16 Coronation Avenue, Cuffley,
Hertfordshire, EN6 4RD**

Shared Ownership

£238,000



First Step



4 Bedroom House - End Terrace located in Cuffley

SHARED OWNERSHIP newly built spacious 4 BEDROOM END TERRACE HOUSE... PARKING & PRIVATE GARDEN in sought after location... 35% SHARE only £238,000...

HALLWAY:

Radiator, smoke detector, ceiling light. Stairs leading to first floor. Doors leading to:

LOUNGE / DINING AREA;

18'3" x 18'9"

UPVC double glazed windows to rear aspect. Double glazed door to garden. Understairs storage cupboard. Carpet. TV point, BT socket. Radiator. Ceiling light.

KITCHEN:

8'7" x 10'7"

UPVC double glazed windows to front aspect. Range of 'Dove Grey' modern base and wall units with complementary work surface and upstand. Stainless steel sink unit with mixer tap. Integrated Zanussi electric oven, Zanussi ceramic hob and overhead extractor fan with stainless steel splashback. Space for washer/dryer and fridge/freezer. Smoke detector. Ceiling light. Vinyl flooring.

CLOAKROOM:

White suite comprising low level push button wc, pedestal wash hand basin with mixer tap. Radiator. Vinyl flooring.

LANDING:

UPVC double glazed window to front aspect. Ceiling light. Smoke detector. Doors to:

BEDROOM 1:

9'11" x 14'1"

UPVC double glazed windows to front aspect. Fitted wardrobes. TV point, BT point. Ceiling light. Radiator.

BEDROOM 2:

10'6" x 10'10"

UPVC double glazed window to rear aspect. Ceiling light. Radiator.

BEDROOM 3:

8'0" x 14'1"

UPVC double glazed window to front aspect. Storage cupboard. Ceiling light. Radiator.

BEDROOM 4:

7'5" x 10'10"

UPVC double glazed window to rear aspect. Storage cupboard. Ceiling light. Radiator.

BATHROOM:

White suite comprising: panelled bath with chrome mixer taps, wall mounted shower and glass screen. Ceramic tiles. Wall mounted wash hand basin with chrome mixer taps. Low level push button wc. Extractor fan, inset ceiling spotlights. Vinyl flooring.

REAR GARDEN:

Patio area leading to turfed lawn. Gated access. Wooden garden shed.

EXTERNAL:

2 Allocated parking spaces. EV Charger. Visitor parking available.

ADDITIONAL PROPERTY INFORMATION:

Full Market Value: £680,000

Share 35%: £238,000

Rent: £1012.92 pcm

Service Charge: £45.97 pcm

Lease Term: 990 Years

Newbuild EPC: to follow

Non-refundable £500 reservation fee

10 year NHBC builders warranty



Traditional brick construction
Mains supplied utilities - gas, electric, water

LOCAL AREA:

Village living in Cuffley, surrounded by pastures, is a dream come true. It's no surprise that Cuffley and Northaw are some of the most affluent communities outside of London. Station Road is the retail centre of Cuffley Village, and the heart of the village. Cuffley Place is just a minute's walk into Station Road. The Village centre has a good range of shops and services providing for day to day needs.

Cuffley is near the M25 motorway and is part of the London commuter belt. Cuffley railway station provides a commuter service to Moorgate, Finsbury Park and King's Cross, services operated by Great Northern.

Cuffley Primary School has occupied its present building since 1938 and Preschool education for children aged 2 to 5 years old is available at the youth centre (Cuffley Community Centre Pre-School).

AGENTS NOTE:

The apparatus, equipment, fittings and services for this

property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



2 Bedroom Homes

- The Canyon (100 sq ft)
- The Canyon (100 sq ft)

3 Bedroom Homes

- The Trefoil (100 sq ft)
- The Trefoil (100 sq ft)
- The Wizard (100 sq ft)
- The Wizard (100 sq ft)
- The Wizard (100 sq ft)
- The Wizard (100 sq ft)
- The Wizard (100 sq ft)

4 Bedroom Homes

- The Parkside (100 sq ft)
- The Parkside (100 sq ft)
- The Parkside (100 sq ft)
- The Parkside (100 sq ft)
- The Parkside (100 sq ft)

5 Bedroom Homes

- The Skyline (100 sq ft)
- The Skyline (100 sq ft)

Affordable Homes

- 1-4 Bedroom Homes

- Material Finishes**
- Weatherboard Version
 - Tile Hanging Version
- Key to plan**
- Sub station
 - Visitor parking
 - Bin collection point
 - Self build homes

*Units 94, 95 and 96 are custom build plots.

The site plan is shown to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

Northaw Road East, Cuffley
 4 Bedroom House
 Type 2 - Plot 8

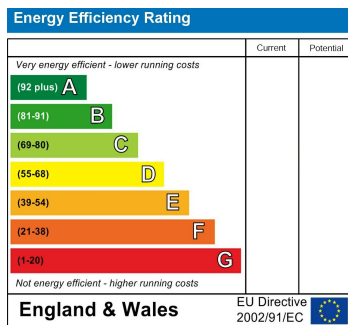


St: Cupboard

* The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +50mm (2") tolerance.

Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step