

Plough Hill, Cuffley, EN6 4DR

Price: £715,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** CHAIN FREE****

A well presented and deceptively spacious one level 3 double bedroom detached bungalow. The property offers versatile accommodation, benefits include lounge/dining room, kitchen, utility room, double garage, approx. 130ft well established rear garden and planning permission to extend (plans available on request). The property is well positioned close to Cuffley Village shops and train station.

- 3 DOUBLE BEDROOM DETACHED BUNGALOW
- CHAIN FREE
- WELL PRESENTED & DECEPTIVELY SPACIOUS
- 2 RECEPTION ROOMS
- UTILITY/STORAGE ROOM
- 130FT ESTABLISHED REAR GARDEN
- PLANNING PERMISSION TO EXTEND
- CLOSE TO AMENITIES
- DOUBLE GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN
UTILITY/STORAGE ROOM
LOUNGE
DINING ROOM
3 DOUBLE BEDROOMS
FAMILY BATHROOM
ADDITIONAL TOILET
130FT ESTABLISHED REAR GARDEN
DOUBLE GARAGE
OFF STREET PARKING

LOCATION

Plough Hill is an extension of East Ridgeway, Cuffley village is close by with a range of shops, restaurants and mainline train station serving London's King Cross and Moorgate. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby. Chancellors Secondary School is also close by and there is a school bus which goes directly from The Ridgeway to the school.

LOCAL AUTHORITY

Welwyn Hatfield

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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Ground Floor
1265 sq.ft. (117.5 sq.m.) approx.

