



81 Cuffley Hill, Goffs Oak, Waltham Cross, EN7 5HB
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Available CHAIN FREE is this attractive 3 bedroom semi detached house located conveniently between Goffs Oak and Cuffley village. The property is well proportioned and internally features lounge, dining room, sun rooms, cloak room, and 3 good sized bedrooms. Externally there is a private south facing garden, garage and off-street parking. The

property offers the new owner lots of scope to extend and improve to create an excellent family home. Viewings by appointment.



- ATTRACTIVE THREE BEDROOM SEMI DETACHED HOUSE
- LOCATED CONVENIENTLY BETWEEN GOFFS OAK AND CUFFLEY VILLAGE
- WELL PROPORTIONED
- LOUNGE / DINING ROOM
- SUNROOM
- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- GARAGE AND OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - BROXBORNE COUNCIL



Wooden front door with stained glass leaded light panel. Opens into

HALLWAY

Coving to ceiling. Laminate flooring. Double radiator. White UPVC double glazed obscure glass window to side. Turn flight of stairs to first floor. Under stairs storage cupboard housing consumer unit, electricity meter and gas meter. Doorway through to

LOUNGE

Coving to ceiling. Wall lights. Fireplace with tiled hearth surround and wooden mantle (not in use). White UPVC double glazed bay fronted window to front with curved radiator to fit bay. Open aspect leading through to

DINING ROOM

Coving to ceiling. Wall lights. Double radiator. Sliding double glazed patio doors leading through to

SUN ROOM

Glazed roof and sliding double glazed doors to rear. Wall lights.

KITCHEN

Fitted with a range of wooden wall, drawer and base units with cream working surfaces above and tiled splashbacks. NEFF integrated oven. 4-ring NEFF gas hob. Concealed extractor above. Space for slimline dishwasher. Stainless steel sink with mixer tap and drainer. Undercounter fridge. Breakfast bar area with seating for two. Double radiator. Tiled floors. Double glazed obscure glass window to side and rear. Doorway out onto

INTERNAL LOBBY AREA

Glazed roof. Obscure glass windows to side. Leads through to



SECOND SECTION OF SUN ROOM

Tiled floor. Sliding glazed doors onto garden. Door through to

CLOAKROOM

Features top flush W.C. in white. Wash hand basin with singular taps. Tiled floor.

FIRST FLOOR LANDING

White UPVC double glazed obscure glass window to side. Coving to ceiling. Airing cupboard accessed by double doors housing a MAIN boiler and hot water cylinder. Wooden rack shelving. Access to loft room via drop down ladder. Doorway through to useable loft space with Velux window to rear and access to eaves storage.

BEDROOM ONE

Fitted wardrobes in wooden ivory with sliding doors. Central dressing section with mirror behind. White UPVC double glazed windows to front with covered radiator. Dado rail. Wall lights.

BEDROOM TWO

Coving to ceiling. Wardrobes in white with bridging unit. Covered radiator. White UPVC double glazed window to rear. Shower cubicle with a Triton power shower. Tiled walls and glazed shower door.

BEDROOM THREE

Bay fronted double glazed window to front. Single radiator. Fitted wardrobes in white with bridging unit. Dado rail.

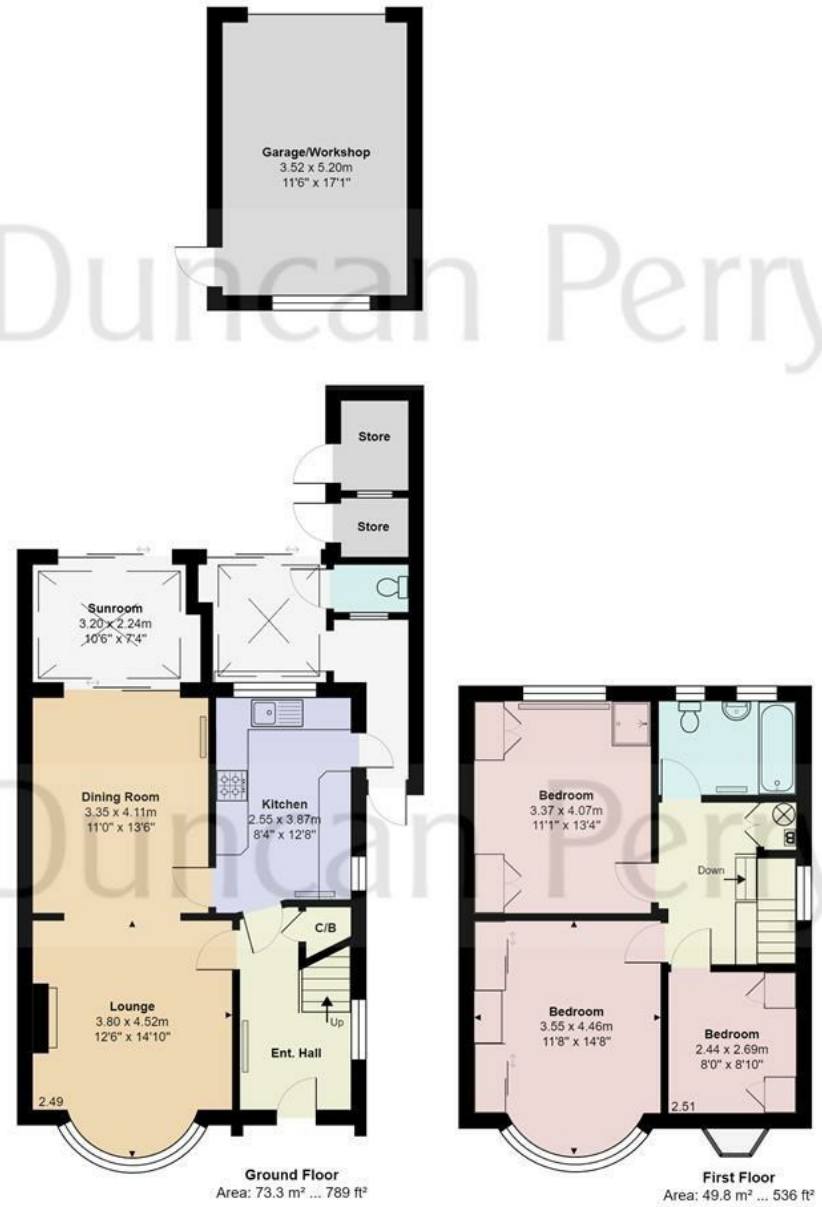
BATHROOM

Features white suite with bath mixer tap and handheld shower attachment. Bi-folding glazed shower screen. Pedestal sink with mixer taps. W.C. in white. Single radiator. Tiled walls. Spotlights to ceiling. Wall lights. Two double glazed obscure glass windows to rear.





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Ground Floor
Area: 73.3 m² ... 789 ft²

First Floor
Area: 49.8 m² ... 536 ft²

Cuffley Hill, Hertfordshire EN6

Total Area: 141.5 m² ... 1523 ft² Inc. Garage

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REAR GARDEN

Paved patio area. Access to two brick built storage units. Outside tap. Mainly laid to lawn with mixed flower beds. Pathway leads to rear of property with further paved patio area. Access to garage via courtesy door. Two windows. Power and lighting. Up and over door to rear. Access via independent service road from Jones Road or Cuffley Hill. Gated access.

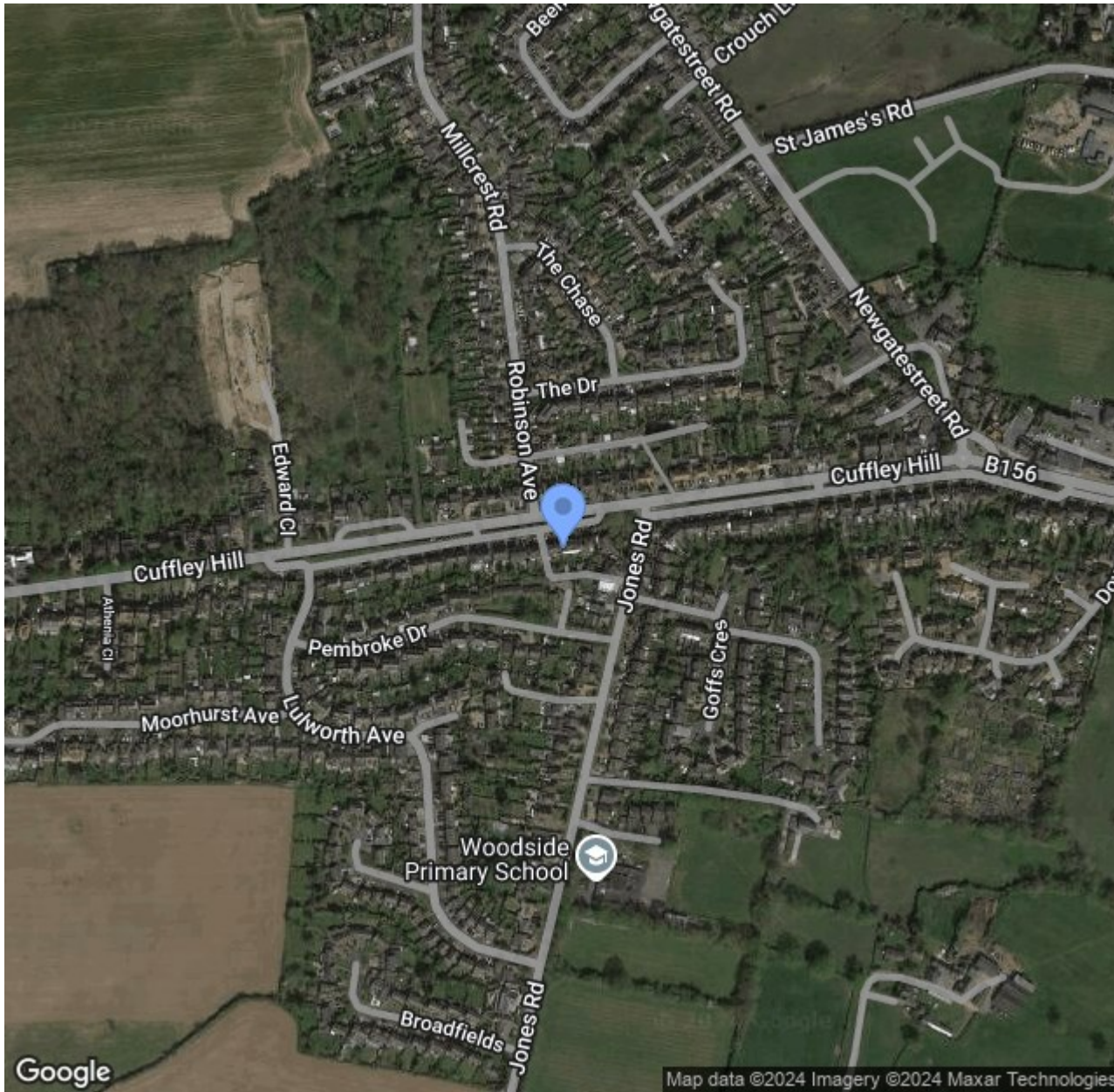
FRONT OF PROPERTY

Brick built wall to front with metal gates. Lawned section. Mixed borders. Drive-way with off street parking. Open porch with courtesy light leading to front door. Courtesy door to side leading through to property itself.

Tenure - Freehold. Council tax band



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO ₂ emissions	
95-100 A		100-100 A	
80-95 B		95-100 B	
65-80 C		80-95 C	
50-65 D		65-80 D	
35-50 E		50-65 E	
20-35 F		35-50 F	
1-20 G		1-35 G	
78	58		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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