



**Burleigh Way
Cuffley**



**£819,950
Freehold**

An exceptional four bedroom fully detached family home, beautifully presented and thoughtfully extended to provide spacious and versatile accommodation ideal for modern living. This impressive property features two well-proportioned reception rooms and a stunning open-plan kitchen/diner with elegant granite worktops and bi-fold doors opening onto the garden, creating the perfect space for entertaining and seamless indoor-outdoor living.

The principal bedroom benefits from a stylish en-suite, complemented by three further generous bedrooms and a contemporary family bathroom. Additional highlights include a separate study/home office, garage, off-street parking and a well-maintained garden. Ideally situated within half a mile of Cuffley Village shops and the mainline train station, and conveniently close to Cuffley School, King George V Playing Fields and beautiful country walks. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

- **Immaculately presented four bedroom fully detached family home**
- **Thoughtfully extended to provide spacious and versatile accommodation**
- **Two generous reception rooms ideal for family living and entertaining**
- **Stunning open-plan kitchen/diner with granite worktops**
 - **Bi-fold doors opening directly onto the garden**
 - **Principal bedroom with stylish en-suite shower room**
 - **Three further well-proportioned bedrooms**
- **Separate study/home office perfect for remote working**
 - **Garage and off-street parking**
- **Prime location within half a mile of Cuffley Village shops and mainline train station, close to local schools, King George V Playing Fields and countryside walks**

Porch

Composite opaque leaded light double glazed entrance door to the porch. Opaque double glazed window to the front and side. Wooden flooring. Inset spotlights. Glazed door to:-

Hallway

Laminate wooden floor. Radiator with decorative cover. Coving to ceiling. Stairs to the first floor with storage cupboard under. Stairs down to the living room. Doors to:-

W.C.

Opaque double glazed window to the front. Low flush W.C. with concealed cistern. Vanity wash hand basin with cupboard under., mixer tap and tiled splash back. Laminate wooden floor. Radiator.

Open Planned Kitchen/Breakfast Room

26'5 x 10'4
Dual aspect double glazed window to the front. Double glazed french door with side window to the rear. Opaque double glazed door to the side. Feature column radiator. Stone flooring. Coving to ceiling. Range of wall and base white gloss fitted units with grey sparkly granite worktops over and up stands. Stainless steel 1 1/2 bowl underslung sink. Stainless steel tap over. Integrated slimline dishwasher. Range cooker with extractor fan over. Space for tall fridge. Integrated freezer. Integrated washing machine. Integrated tumble dryer. Stainless steel microwave. Breakfast bar.

Living Room

19'4 x 12'6
Double glazed french doors with side windows to the garden. Feature Limestone gas fireplace with pebble basket. Coving to ceiling. 2 x radiators with decorative covers. Door to:-

Dining Room

17'11 x 12'4
Double glazed bi-fold doors to the garden. Radiator. Inset spotlights to the ceiling. Laminate wooden floor. Door to:-

Study

12'4 x 8'
Double glazed window the front. Radiator. Dedicated BT line. Loft Access.

First Floor

Mezzanine Staircase with a split Level with doors to:-

Main Bedroom

12'2' x 11'10 plus door recess
Double glazed window to the rear with views of countryside. Double radiator. Door to:-

En-Suite

Low flush W.C. with push button flush. Wall mounted vanity wash hand basin with mixer tap and cupboard under. Walk in glass shower cubicle. Insets to ceiling. Extractor fan. Extensively tiled walls & floor with complimentary ceramics. Chrome towel radiator. Bathroom cabinet with LED lighting.

Bedroom 2

17'2 x 9'
2 double glazed windows to the front. Double radiator.

Bedroom 3

11' x 11'2 narrowing to 7'
Double glazed window to the rear with views over the fields and viaduct. Double radiator.

Bedroom 4

10'4 x 6'5
Double glazed window to the rear with views over fields and viaduct. Double radiator. Laminate wooden floor.

Family Bathroom

Opaque double glazed window to the side. Chrome towel radiator. Inset spotlights to the ceiling. Panel bath with mixer bar over. Glass Shower screen. Pedestal wash hand basin with mixer tap. Low flush W.C. with push button flush. Extensively tiled walls and flooring. Fitted bathroom cabinet with lighting.

Landing

Built in immersion cylinder and pump. Access to loft space.

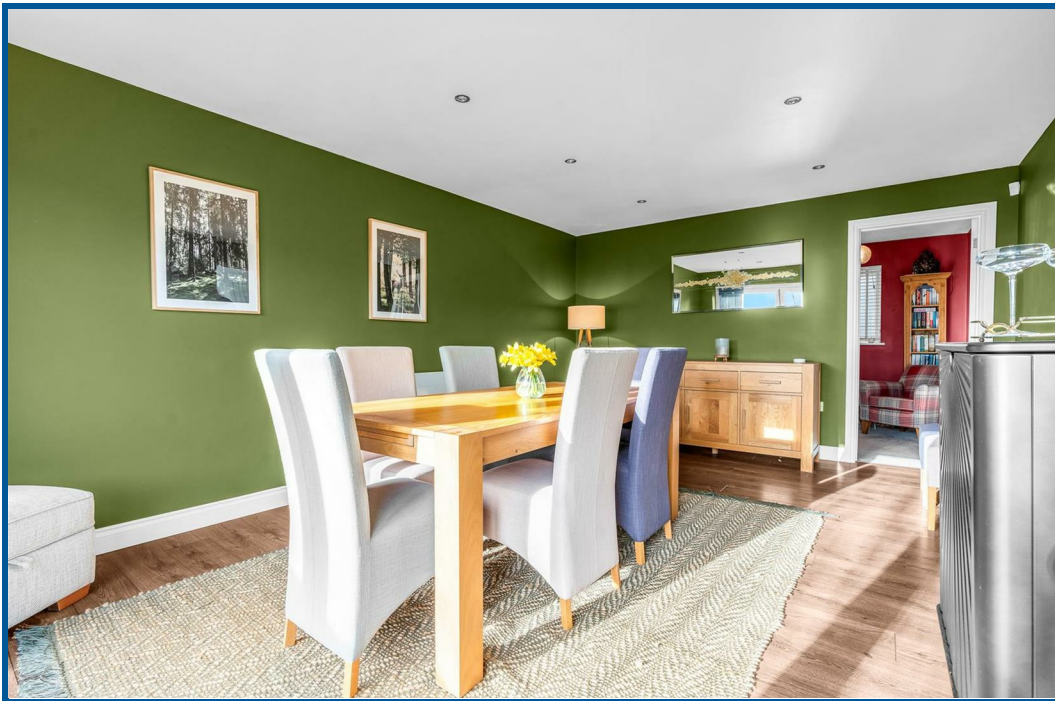
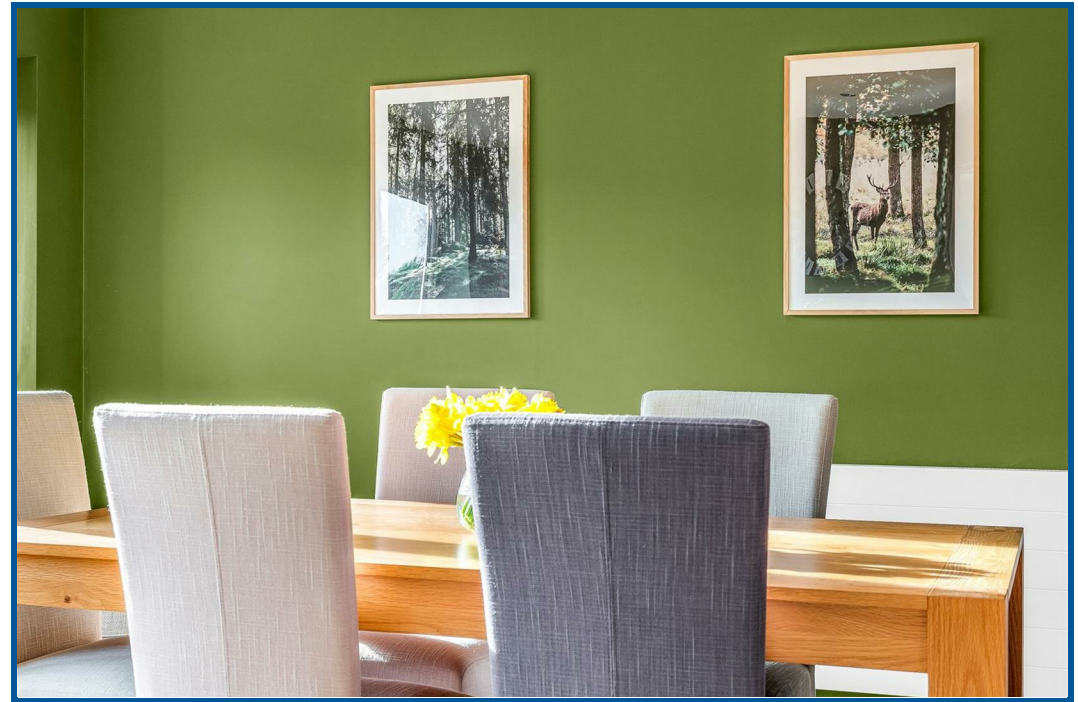
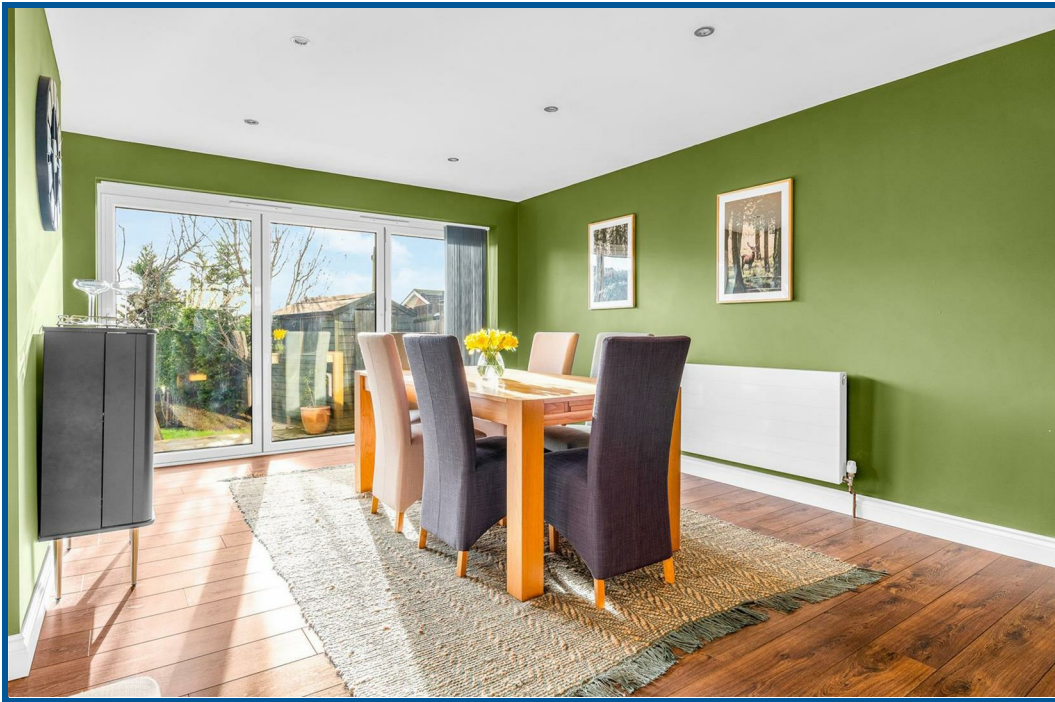
Garden

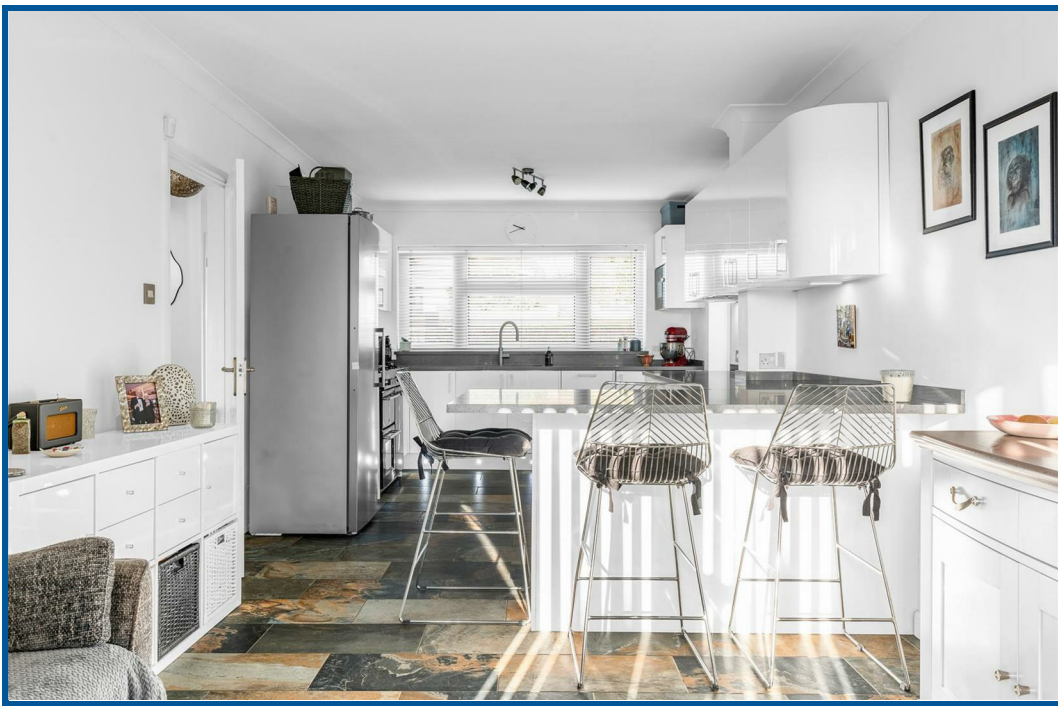
44' x 51'
Mainly laid to lawn with shrub and flower borders. Indian sandstone patio area. Timber shed. Side access on both sides. Water tap. Lighting. Side access to walled garden.

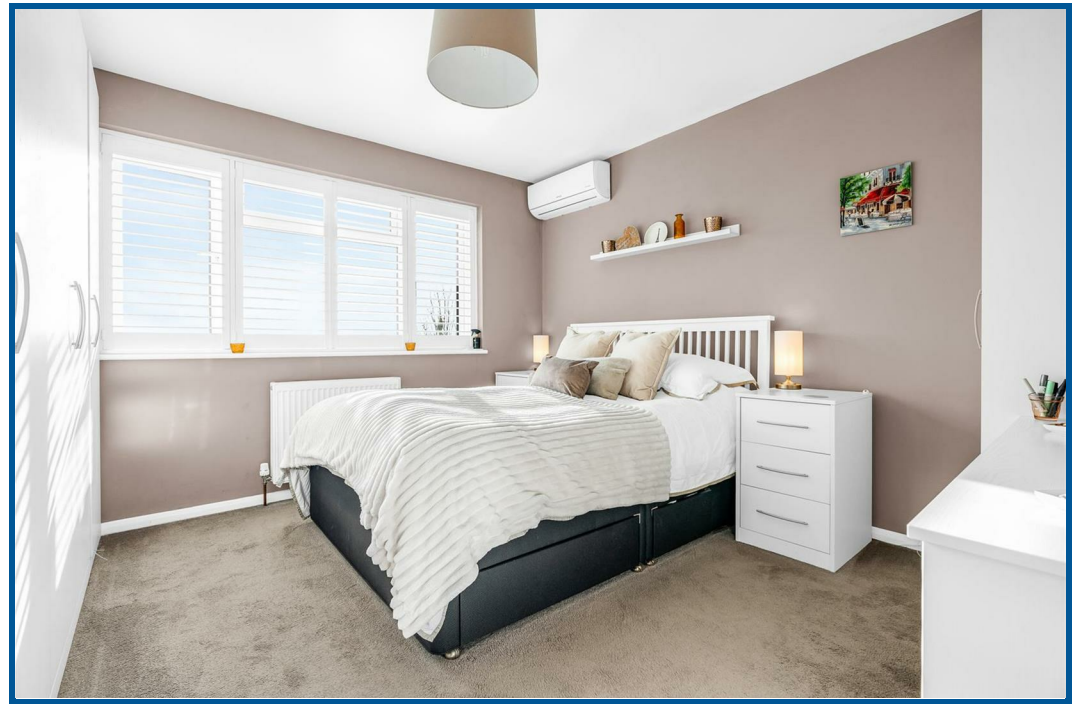
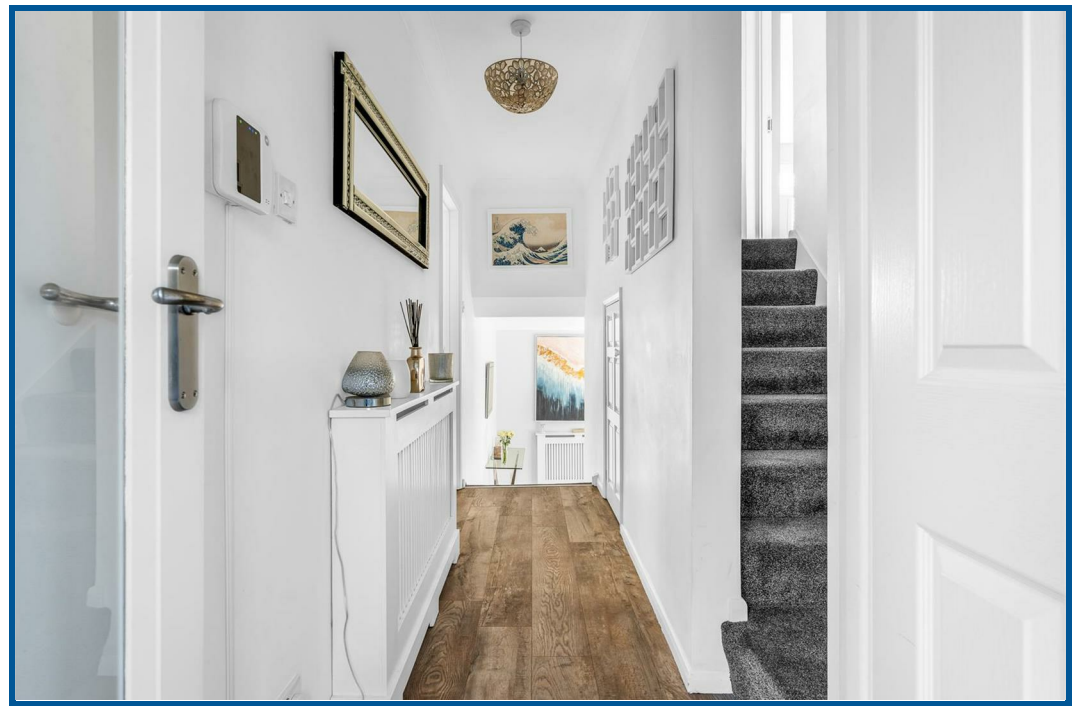
Garage

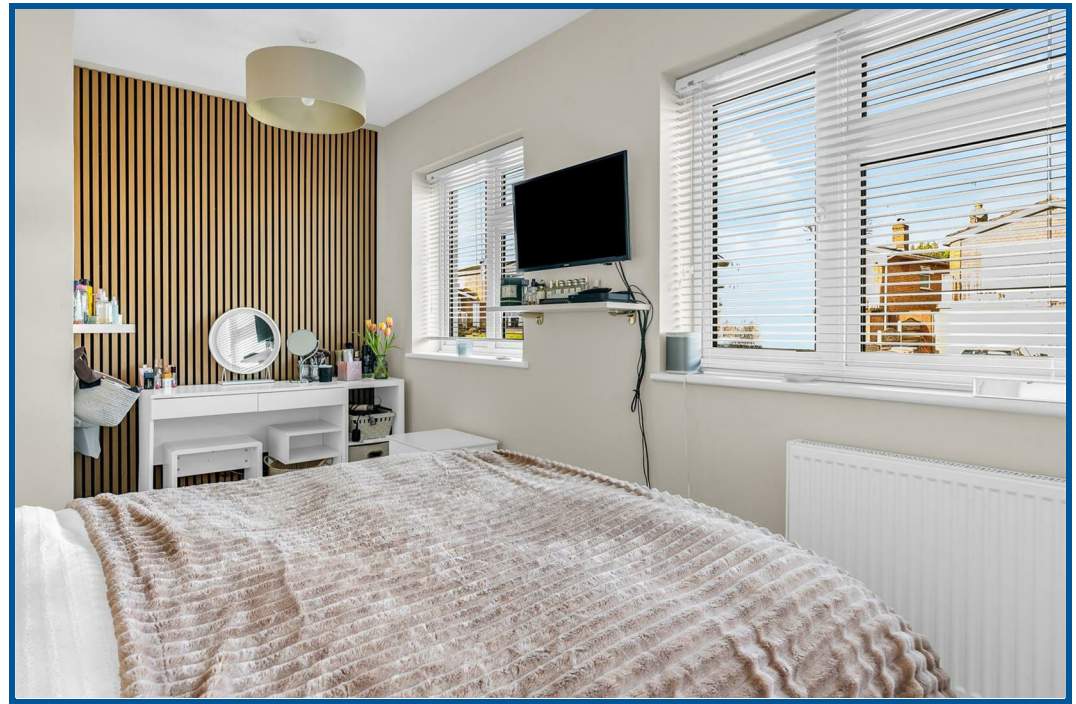
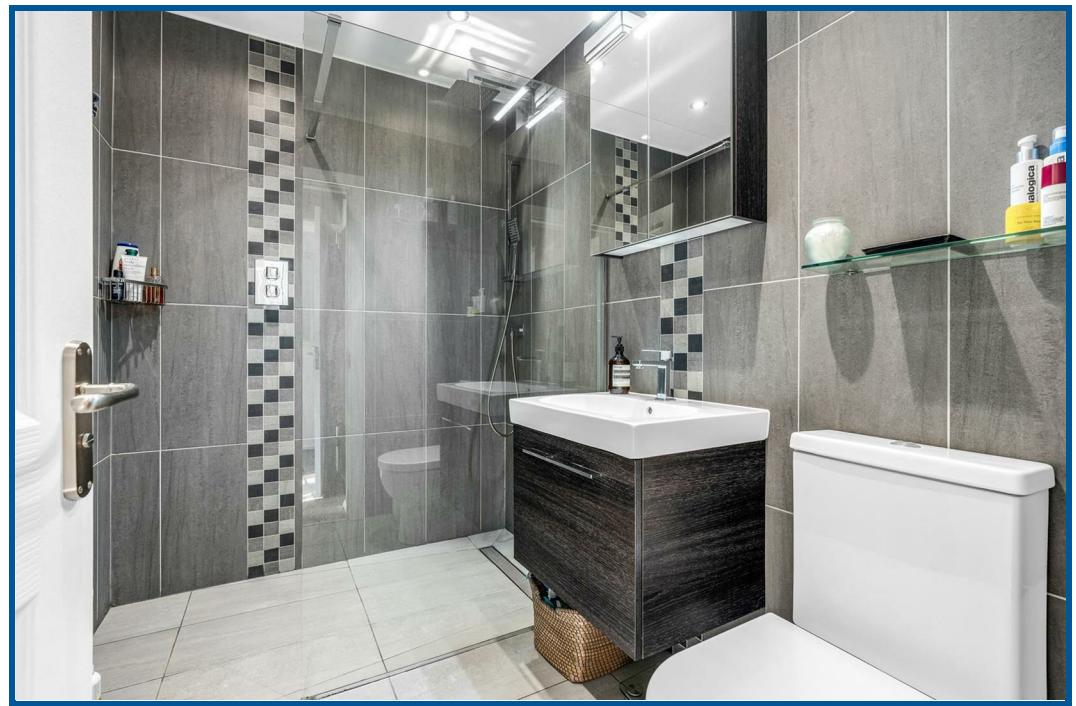
12' x 12'
Electric up and over door. Power and lighting.



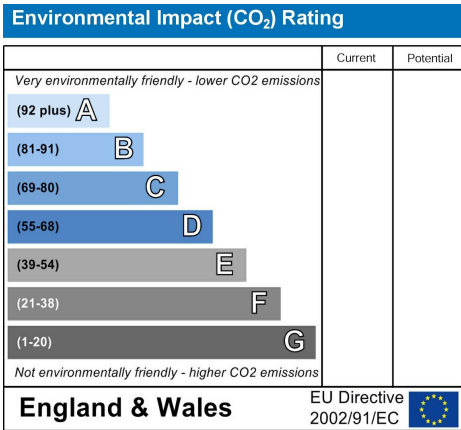
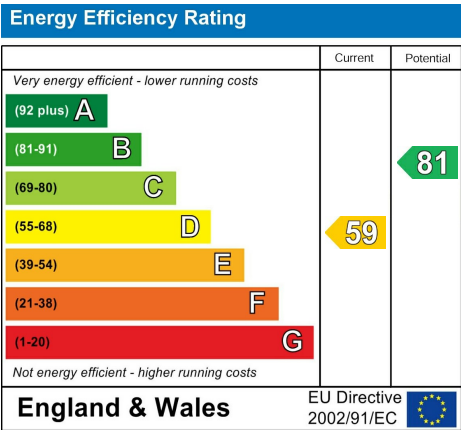






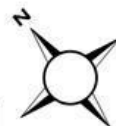






Ground Floor

Approx. 98.8 sq. metres (1063.8 sq. feet)



First Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



Total area: approx. 160.9 sq. metres (1732.2 sq. feet)