



**Brookside Crescent  
Cuffley**



**£624,950  
Freehold**

A superb opportunity to acquire an extended three bedroom detached bungalow, ideally positioned in a quiet residential location with a 62ft rear garden backing directly onto woodland.

The property features an impressive 27ft lounge/dining room, perfect for entertaining and everyday living, alongside a well-proportioned kitchen overlooking the rear garden and an enlarged bathroom. To the front, a resin driveway provides off-road parking for multiple vehicles, complemented by a detached garage.

A particular highlight is the bungalow's excellent energy efficiency, boasting an EPC rating of B, solar panels and battery storage, helping to reduce running costs.

Enjoying close proximity to woodland walks while remaining within a mile of village shops, local amenities and the British Rail station, the property offers the best of both peaceful surroundings and everyday convenience.

Requiring some light updating, the bungalow presents an exciting opportunity to modernise and personalise, with further potential to extend or convert the loft to create a larger family home (subject to planning).

- **Extended three-bedroom detached bungalow in a quiet residential location.**
- **Spacious 62ft rear garden backing directly onto woodland.**
- **Impressive 27ft lounge/dining room, ideal for entertaining and everyday living.**
  - **Kitchen overlooking the rear garden.**
- **Enlarged bathroom providing extra space and comfort.**
- **Resin driveway at the front offering off-road parking for multiple vehicles.**
  - **Detached garage included.**
- **Excellent energy efficiency with EPC rating B, solar panels, and battery storage.**
- **Close to woodland walks, village shops, local amenities, and the British Rail station.**
- **Potential for light updating, modernisation, and possible loft conversion or extension (subject to planning).**

### **Front**

Resin driveway providing ample parking. Shrub and flower borders. Laid lawn.

### **Entrance**

Composite leaded light entrance door to the:-

### **Porch**

Quarry tiled floor. Hardwood glazed entrance door to the:-

### **Hallway**

Radiator. Coving to ceiling. Built in storage cupboard housing solar panel battery. Access to insulated part boarded loft space via a pull down ladder. access to Glow Worm Combi boiler. Doors to:-

### **Bedroom 1**

Double glazed window to the front. Double radiator. Coving to ceiling. Fitted wardrobe. Wall light.

### **Bedroom 2**

Double glazed window to the front. Double radiator. Coving to ceiling. Fitted wardrobe.

### **Bedroom 3**

Double glazed window to the side. Radiator. Coving to ceiling. Built in storage cupboard housing the meters. Fitted wardrobes. Door to the kitchen.

### **Through Lounge/Dining Room**

Two double glazed window to the side. Double glazed sliding patio doors to the rear. Two radiators. Wall lights. Door to the:-

### **Kitchen**

Double glazed windows and door to the garden. Range of wall and base fitted units in oak shaker style with rolled edge worksurfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splash backs. Plumbing and space for a washing machine. Recess and space for gas cooker. Extractor fan. Recess and space for tall fridge freezer. Double radiator. Inset lighting.

### **Bathroom**

Opaque double glazed window to the side. Low flush W.C. Corner bath with mixer tap and a Triton electric shower over with shower curtain. Extractor fan. Part tiled walls. Pedestal wash hand basin. Radiator.

### **Garden**

Mainly laid to lawn with shrub and flower borders. Backs onto woodland. Crazy paved patio area. Two side gates to the front. Water tap. Lighting. Courtesy door to the:-

### **Garage**

Up and over door. Power and lighting.

### **Solar Panels**

4kW system with battery. More info available on request







| Energy Efficiency Rating                    |                            |                     |
|---------------------------------------------|----------------------------|---------------------|
|                                             | Current                    | Potential           |
| Very energy efficient - lower running costs |                            |                     |
| (92 plus) <b>A</b>                          |                            |                     |
| (81-91) <b>B</b>                            |                            |                     |
| (69-80) <b>C</b>                            |                            |                     |
| (55-68) <b>D</b>                            |                            |                     |
| (39-54) <b>E</b>                            |                            |                     |
| (21-38) <b>F</b>                            |                            |                     |
| (1-20) <b>G</b>                             |                            |                     |
| Not energy efficient - higher running costs |                            |                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC | <b>88</b> <b>93</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |



**Brookside Crescent, Cuffley, Potters Bar, EN6 4QJ**

Total Area: 101.4 m<sup>2</sup> ... 1092 ft<sup>2</sup>

All measurements are approximate and for display purposes only