



**Oak Lane
Cuffley**



**£949,950
Freehold**

Tucked away at the end of a highly sought-after private no-through road, this detached chalet bungalow occupies a generous plot and enjoys a beautiful wrap-around south-facing garden. Offering excellent potential to extend and enhance (subject to the usual consents), the property also benefits from a detached garage and ample outdoor space.

The well-proportioned accommodation on the ground floor comprises a spacious lounge/dining room, fitted kitchen, family bathroom with separate shower, and two versatile bedrooms, one of which is currently arranged as an additional sitting room. Upstairs, there are two further bedrooms and a second bathroom, providing flexible living space for families and downsizers alike.

Ideally located just off Tolmers Road, this attractive home is positioned within easy reach of Cuffley Main Line Station, village shops, restaurants, and a range of local amenities, combining peaceful private-road living with excellent convenience and connectivity.

- **Situated at the end of a highly sought-after private no-through road in a peaceful and secluded setting.**
- **Attractive detached chalet bungalow occupying a generous plot.**
 - **Beautiful wrap-around south-facing garden enjoying sunshine throughout the day.**
- **Excellent potential to extend, enlarge, or remodel, subject to the necessary planning consents.**
 - **Detached garage with additional off-street parking.**
- **Spacious and versatile lounge/dining room, ideal for both family living and entertaining.**
 - **Well-appointed kitchen**
- **Four bedrooms in total, including two on the ground floor and two on the first floor.**
- **Two bathrooms, including a ground-floor bathroom with separate shower and a first-floor bathroom.**
- **Conveniently located just off Tolmers Road, within easy reach of Cuffley Main Line Station, village shops, restaurants, and local amenities.**

Front

Block paved driveway. Paved steps to the entrance door. Laid to lawn with shrub and flower borders. Carriage lights.

Entrance

Composite contemporary entrance door with oak glazed windows to the sides.

Hallway

Stairs to the first floor. Moulded coving to ceiling. Doors to:-

Open Plan Living Room/Dining Room

Triple aspect room with double glazed bow window to the front. Double glazed sliding patio doors to the rear. Double glazed French doors and side windows to the garden. Two double radiators. Laminate wooden floor. Dado rail. Moulded coving to ceiling.

Bedroom/Snug/Reception Room

Double glazed window to the front. Double radiator. Range of fitted wardrobes. Coving to ceiling.

Bedroom

Double glazed window to the rear. Radiator. Coving to ceiling. Laminate wooden floor.

Bathroom

Opaque double glazed window to the rear. Suite comprising of a low flush W.C. Panel bath with mixer tap and shower attachment. Tile enclosed shower cubicle with mixer valve. Pedestal wash hand basin. Towel radiator. Shaver point. Extensively tiled walls.

Kitchen

Double glazed window to the rear. Double glazed UPVC door to the garden. Inset spotlights to ceiling. Range of wall and base fitted units with rolled edge worksurfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Plumbing and space

for washing machine. Space for under counter fridge. Four ring gas hob with extractor canopy over. Neff eye-level double oven. Tiled splash backs. Glass display cabinets. Double radiator.

First Floor Landing

Double glazed Velux window to the front. Doors to:-

Bedroom

Double glazed windows to the rear with views over to Goffs Oak. Double radiator. Built in fitted wardrobe.

Bedroom

Double glazed window to the rear. Double radiator. Fitted wardrobes. Cupboard housing the gas boiler and immersion cylinder.

South Facing Wrap Round Garden

Laid lawns. Shrub and flower borders. Carriage wall lights. Water tap. Side access via a pedestrian gate. Outside storm porch/canopy at the end of the garage.

Garage

Courtesy door to the garage from the garden. Up and over door. Power and lighting. Double glazed window to the rear. Window to the side.

Family Bathroom

Double glazed Velux window with fitted blind. Pedestal wash hand basin. Low flush W.C. Panel bath with mixer tap and hand attachment. Part tiled walls. Radiator.



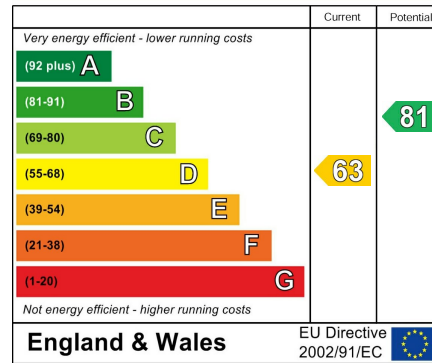




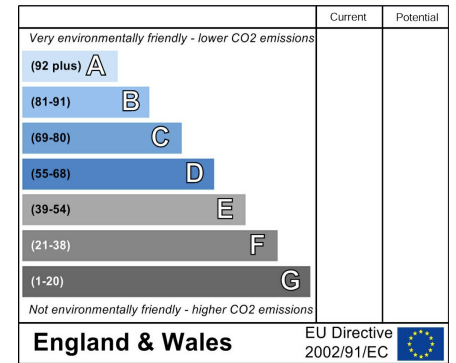


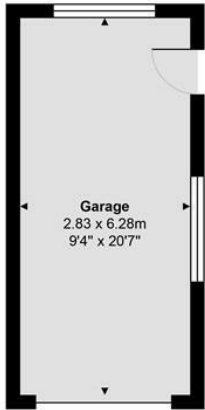


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

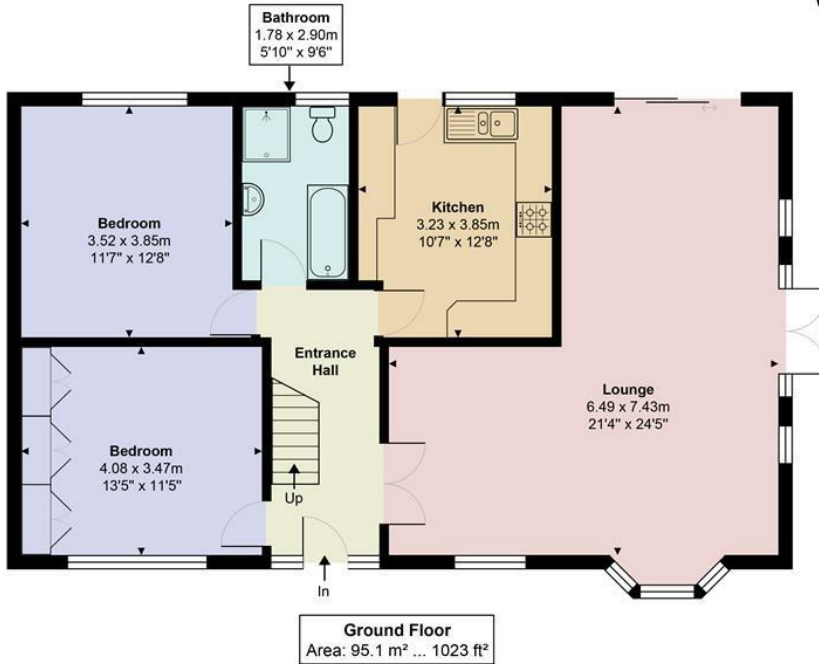


Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

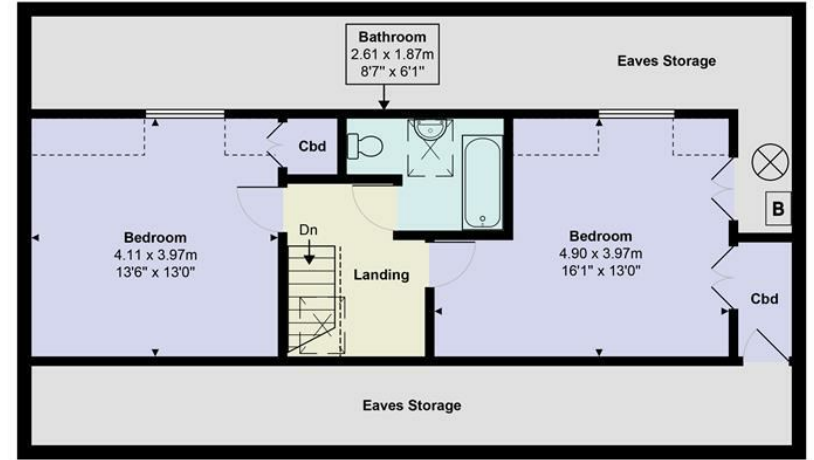




Outbuilding
Area: 17.8 m² ... 192 ft²



Ground Floor
Area: 95.1 m² ... 1023 ft²



First Floor
Area: 90.6 m² ... 975 ft²



Oak Lane, Cuffley, Potters Bar, EN6 4JZ

Total Area: 203.5 m² ... 2190 ft²

All measurements are approximate and for display purposes only