



**Bradgate
Cuffley**



**£1,150,000
Freehold**

Situated on a popular residential road backing directly onto woodland, this extensively extended four/five double bedroom detached family home offers exceptionally spacious and versatile accommodation, ideally suited to multi-generational living.

The ground floor features an impressive living room with a log-burning stove and bi-folding doors opening onto the garden, together with a stunning garden room featuring a glazed roof lantern and large picture window overlooking the surrounding greenery. There is also a stylish open-plan kitchen/dining room with central island and a generous adjoining utility room.

A further office/fifth bedroom benefits from an en-suite shower room, which can also be accessed independently from the spacious reception hallway, making it particularly suitable for guests or multi-generational living.

Upstairs are four generously proportioned bedrooms, a family bathroom, an en-suite shower room and a Jack and Jill walk-in wardrobe/storage area.

Outside, a spacious terrace overlooks the beautifully established gardens, featuring a pond, greenhouse, vegetable plots and summer house, with a private gate providing direct access to the adjoining woodland. A substantial timber workshop with power connected offers further versatility. To the front, attractive gardens and a private driveway provide off-street parking for multiple vehicles.

Conveniently located approximately one mile from Cuffley mainline railway station, village shops and amenities, with a selection of popular schools nearby.

- **Extensively Extended Four/Five Double Bedroom Detached Home**
- **Versatile Accommodation Ideal for Multi-Generational Living**
- **Exceptionally Spacious Living Room with Log Burner and Bi-Fold Doors**
- **Impressive Garden Room with Glazed Roof Lantern and Picture Window**
- **Stylish Open-Plan Kitchen/Dining Room with Central Island**
- **Ground Floor Fifth Bedroom/Office with En-Suite Shower Room**
- **Four Generous First Floor Bedrooms, Family Bathroom and En-Suite**
 - **Hardwired Ethernet Outlets Throughout The House and Workshop**
 - **Substantial Timber Workshop, Summer House and Direct Woodland Access**
 - **Private Driveway for Multiple Vehicles, Approximately One Mile from Cuffley Station**

Front

Driveway parking for multiple vehicles. Raised shrub and flower borders and rockery. Paved path to the side of the house. Steps to the front door. Lighting.

Entrance

Composite leaded light double glazed entrance door with leaded light side windows to the:-

Porch

Leaded light double glazed window to the front. Fitted mat. Coving to ceiling. Feature wooden French Doors with coloured leaded light panelling to the:-

Reception Hallway

Leaded light double glazed window to the front. Coving to ceiling. Inset spotlights. Feature column radiator. Pine wooden floor. Stairs to the first floor with timber balustrade. Doors to:-

Study/Bedroom 5

Leaded light double glazed window to the front. Wooden flooring. Wall lights. Door to:-

Jack & Jill Downstairs Shower Room

Leaded light double glazed window to the side. Inset spotlights to the ceiling. Chrome towel radiator. Fully tiled walls and flooring in complimentary ceramics. Low flush W.C. with push button flush. Wall mounted vanity wash hand basin with mixer tap and cupboard under. Tiled shower enclosure with mixer valve and hand attachment. Mirror. Door to Hallway.

Living Room

Entered by double doors. Dual aspect room with leaded light double glazed windows to the front. Aluminium double glazed bi-folding doors to the garden. Three feature column radiators. Wooden flooring. Feature real fireplace with log burner with stone hearth and surround. French doors and glazed single door to the:-

Second Reception/Garden Room

Triple aspect room with leaded light double glazed windows to the front. Large feature lantern double glazed skylight. Double glazed bi-folding aluminum doors to the garden. Bespoke large picture window with storage seat. Herringbone parquet flooring. Two feature column radiators. Inset spotlights.

Kitchen/Dining Room

Aluminium double glazed bi-folding doors to the garden. Dual aspect room with double glazed leaded light windows to the rear and side. Coving to ceiling. Inset spotlights. Feature tall column radiator. Checker pattern tiled floor. Range of wall and base fitted units with quartz stone worktops over with upstands and window sill incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Smeg range cooker with eight burners with matching extractor fan over. Space and recess for tall fridge freezer. Centre island with breakfast bar area and bin storage. Recess for dishwasher. Bespoke feature glass splash backs. Fitted French Dresser storage unit with lighting. Door to the:-

Utility Room

Leaded light double glazed window to the side. Wall and base fitted units with wood worktops over with upstands, tiled splash back and inset stainless steel sink with mixer tap. Space and plumbing for washing machine, tumble drier and freezer. Cupboard housing floor standing boiler. Fitted storage shelving. Water softener.

First Floor Landing

Access to loft space. Coving to ceiling. Doors to:-

Bedroom 1

Dual aspect room with leaded light double glazed windows to the rear and side. Wooden flooring. Wall lights. Feature column radiator. Door to a:-

Walk-in Jack and Jill Wardrobe

With Shelving and fitted clothes rails.

Bedroom 2

Leaded light double glazed windows to the front. Double radiator. Extensive range of inset fitted wardrobes.

Bedroom 3

Leaded light double glazed window to the front. Double radiator. Fitted wardrobe with sliding door.

Bedroom 4

Leaded light double glazed window to the rear. Coving to ceiling. Wooden floor. Door to the Jack and Jill wardrobe. Door to the:-

En-Suite

Leaded light double glazed window to the front. Tile enclosed double shower enclosure with mixer valve and hand attachment. Low flush W.C. Bidet with mixer tap. Semi countered vanity wash hand basin with mixer tap and drawers under set into a quartz work top. Mirror with lighting. Fully tiled walls in metro tiles. Traditional style radiator with towel rail. Inset spotlights. Inset speakers. Extractor vent.

Family Bathroom

Opaque leaded light double glazed window to the side. Inset spotlights. Coving to ceilings. Extractor fan. Suite comprising of a double ended panel bath with mixer tap and shower attachment. Low flush W.C. with a push button flush. Wall hung vanity wash hand basin with mixer tap and cupboard under. Semi quadrant shower enclosure with mixer valve, rain head and feature glass splash backs. Traditional radiator with towel rail.

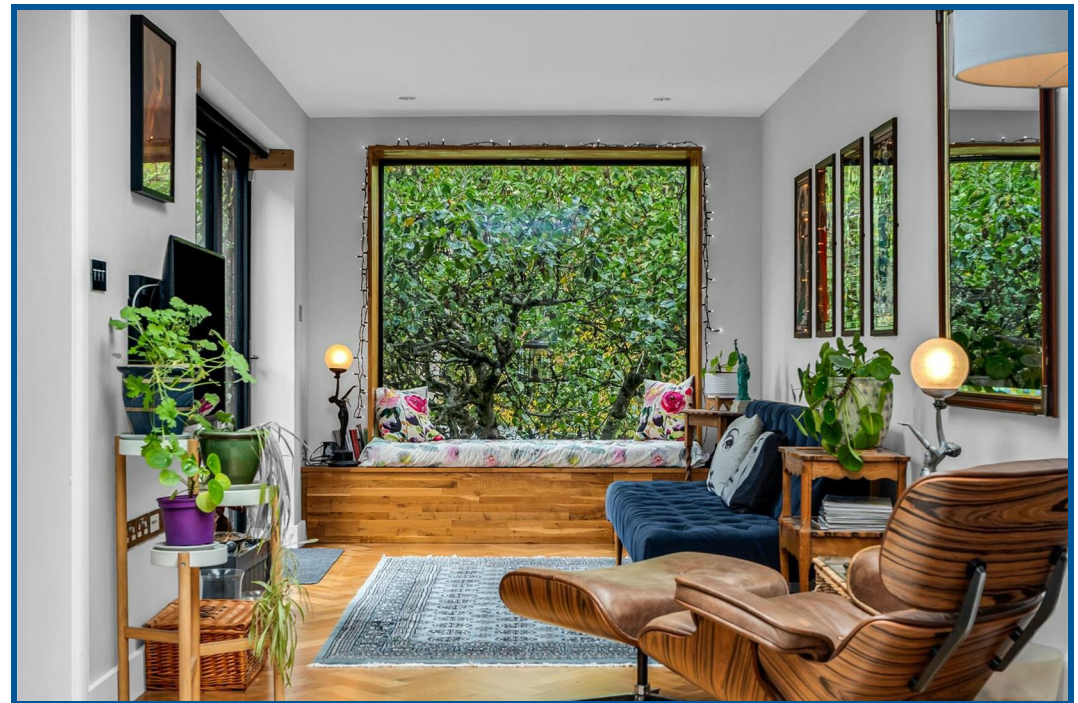
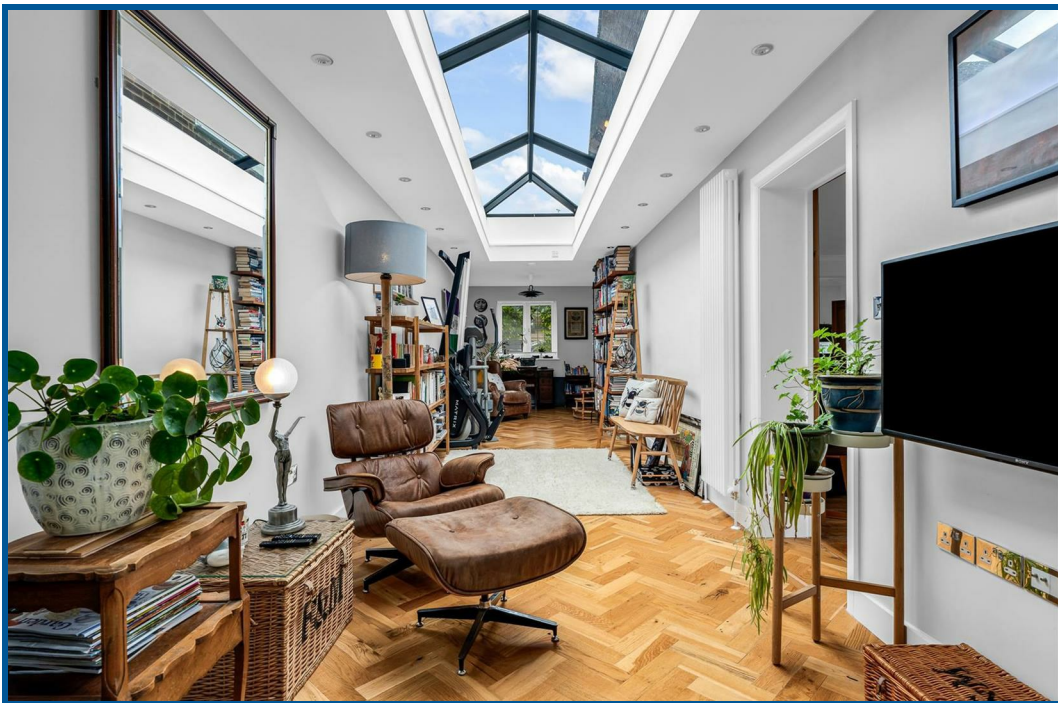
Garden

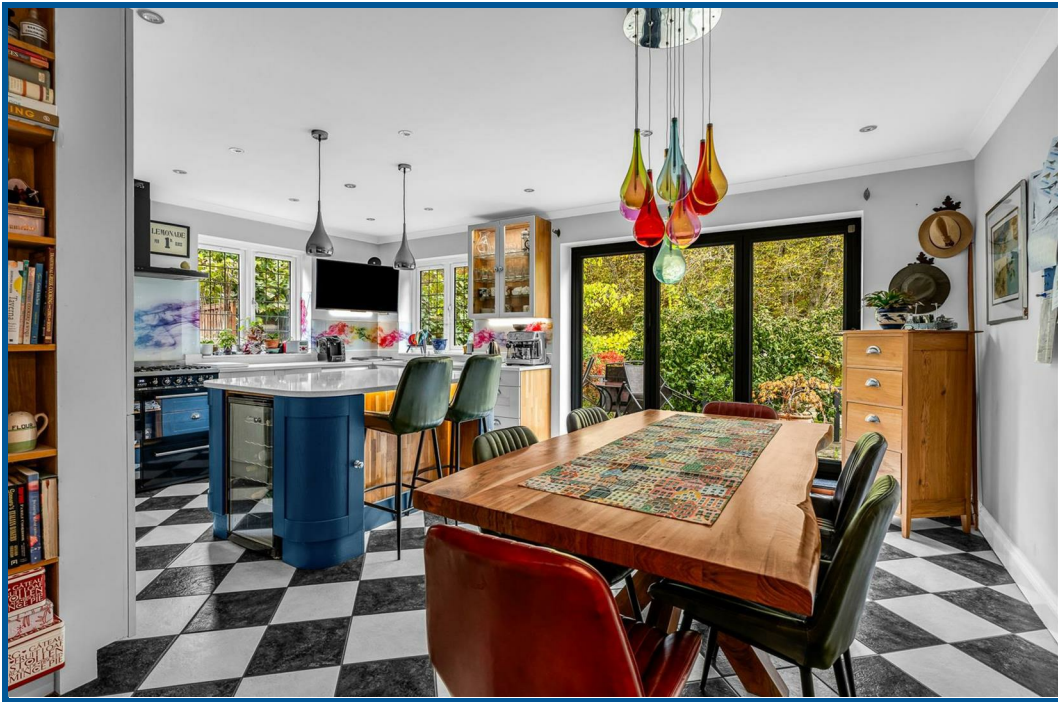
Indian sandstone terraced patio with timber balustrade and steps down to the garden. Feature inset pond. Locked side access via a wrought iron gate. Water tap. Green house. Raised vegetable patch. Mature shrub and flower borders. Laid lawn. Path down to a timber summerhouse with French doors and power connected with outside power socket. 1000 Litre Rain Water Storage Tank pumped to 2 no. Hoses. Rear access via gate to woods 'Homewood'. Doors to:-

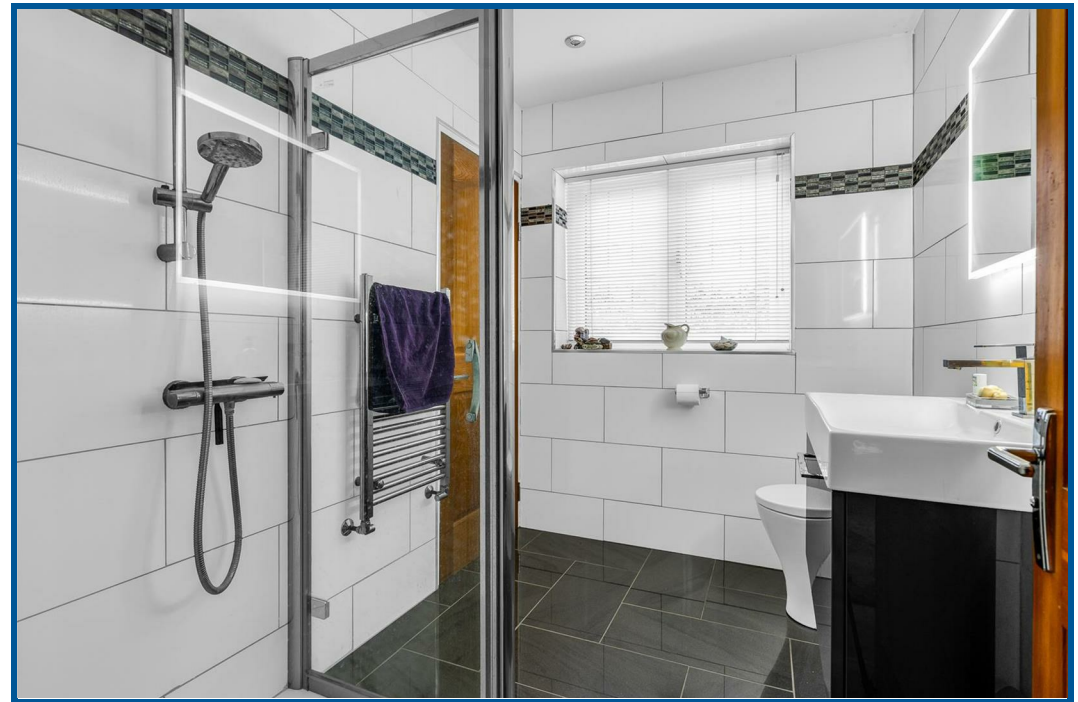
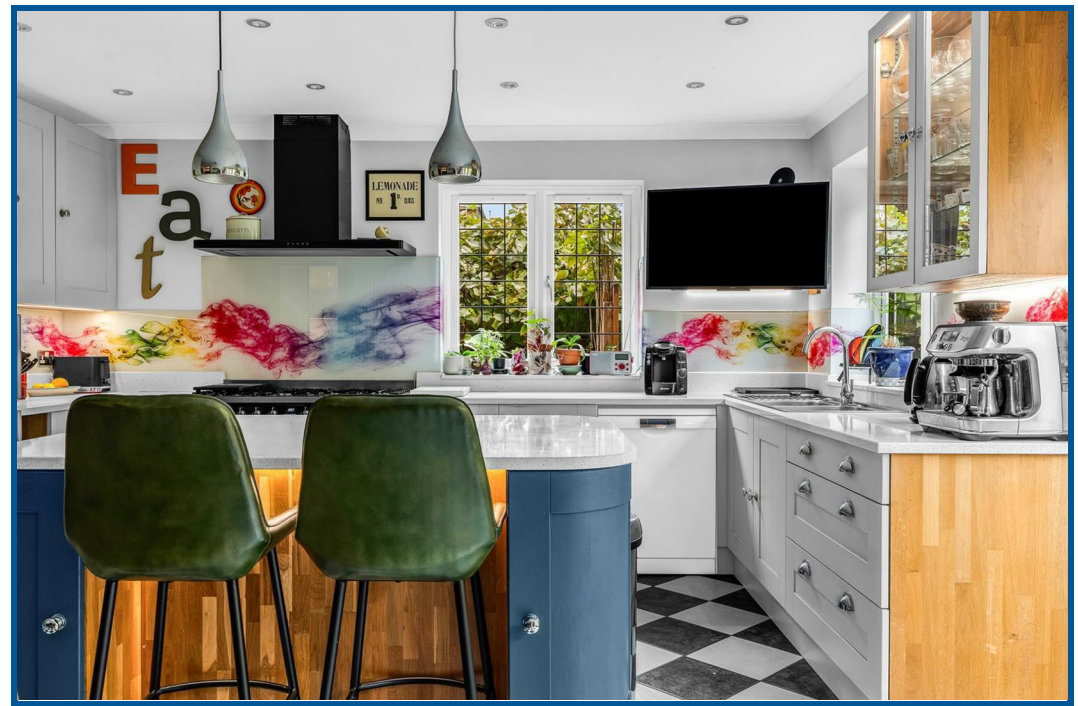
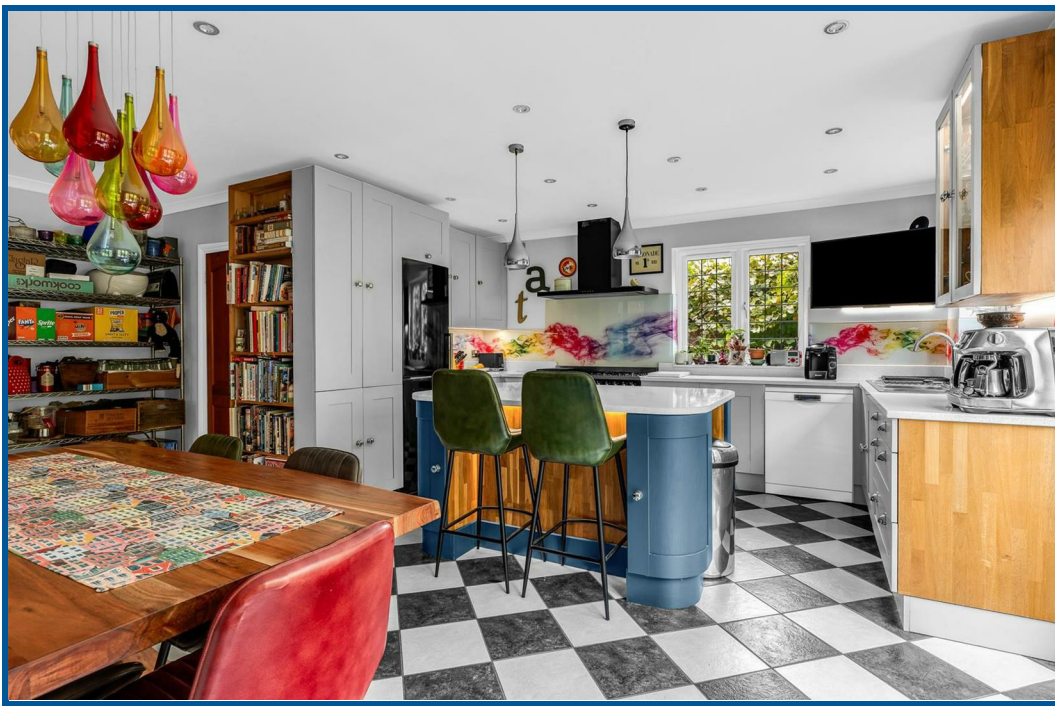
Bespoke Outbuilding Workshop

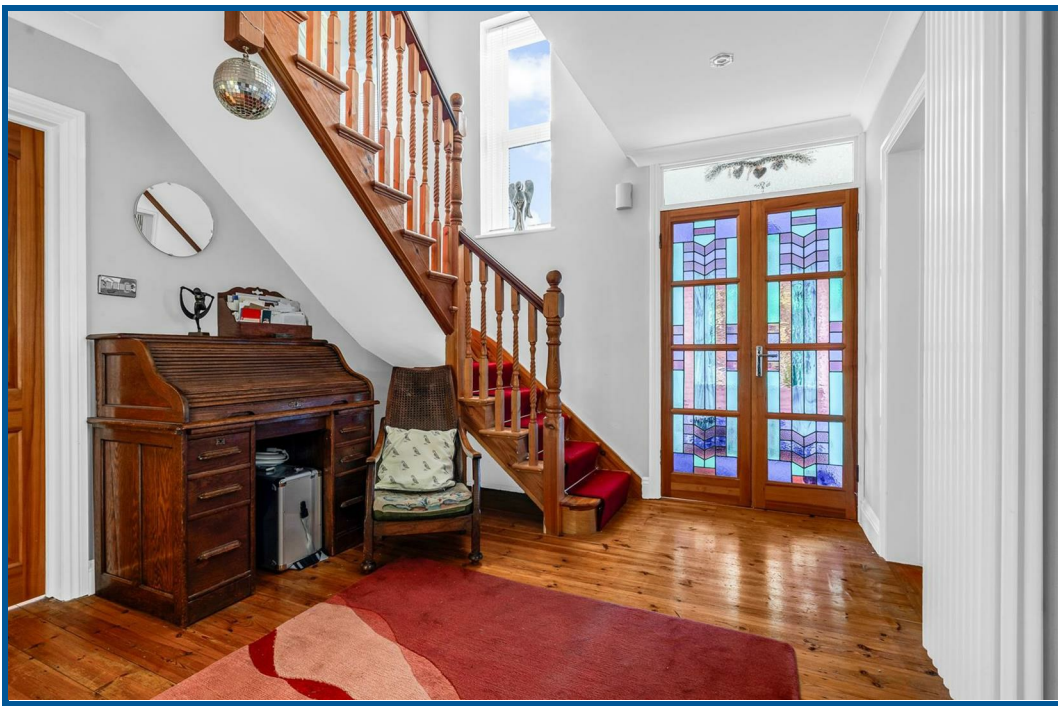
Two entrances. One entrance has a kitchenette area with a worktop, sink and Triton water heater. Storage. Main area is a workshop with power and lighting. Fitted workbenches and storage. Glazed window.

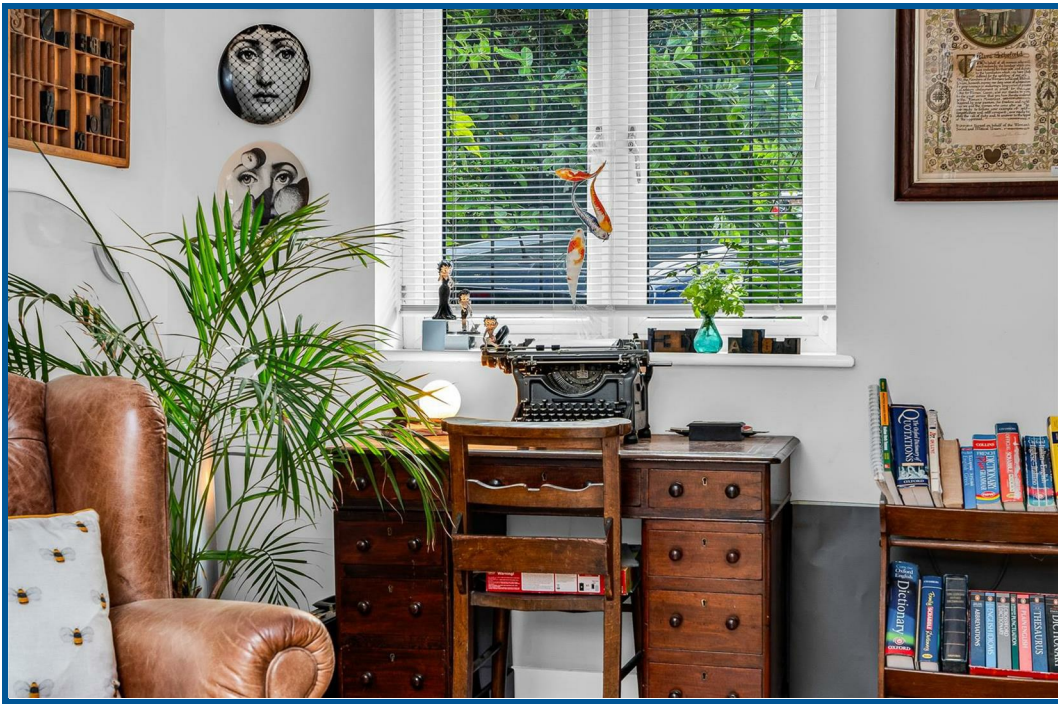
Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.

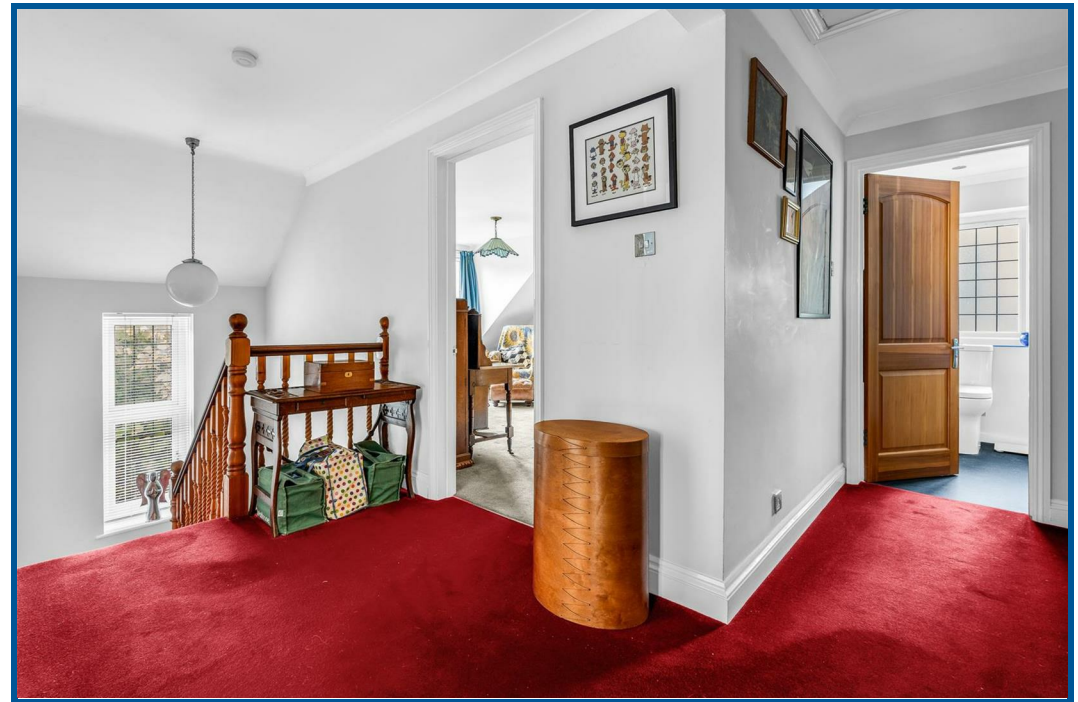




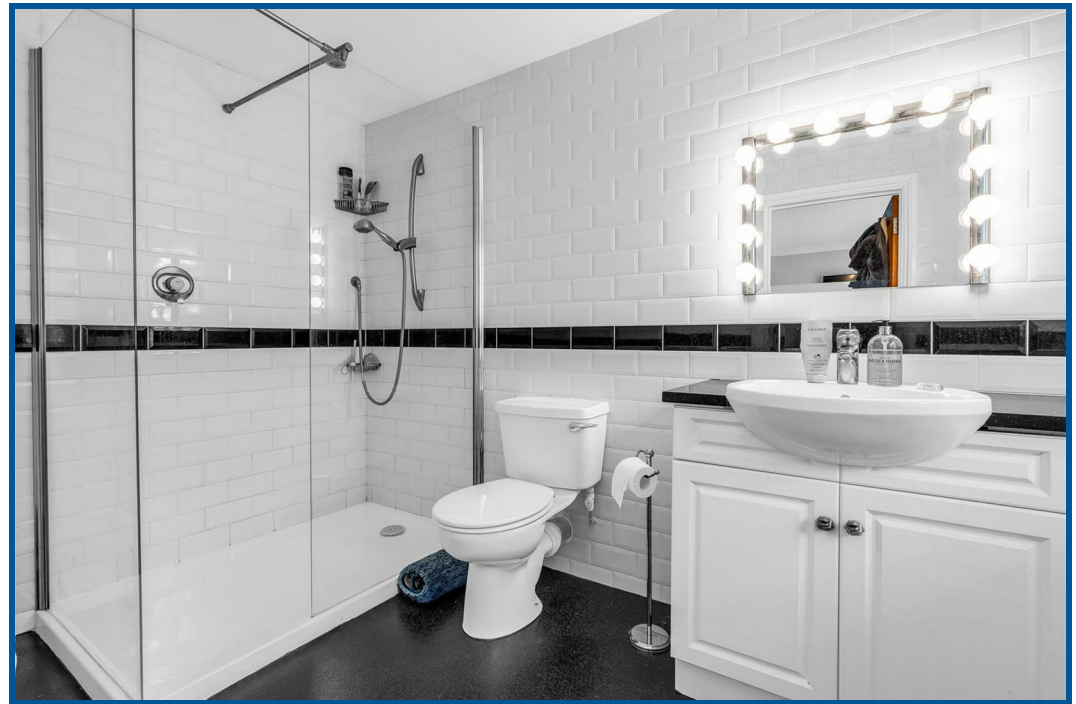
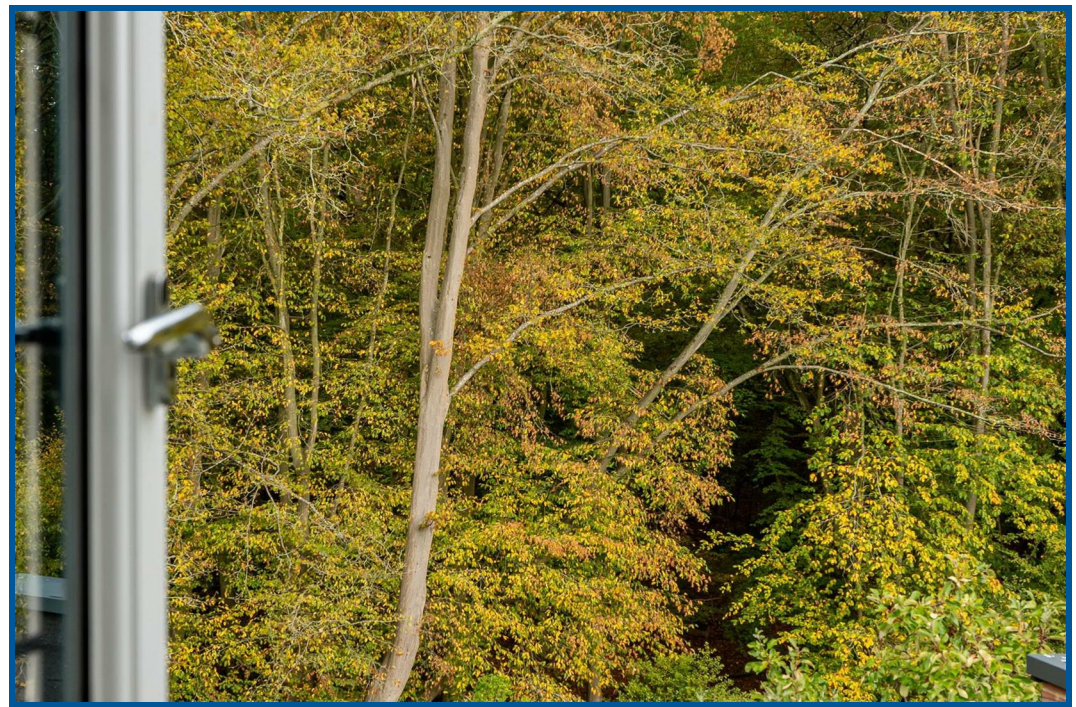


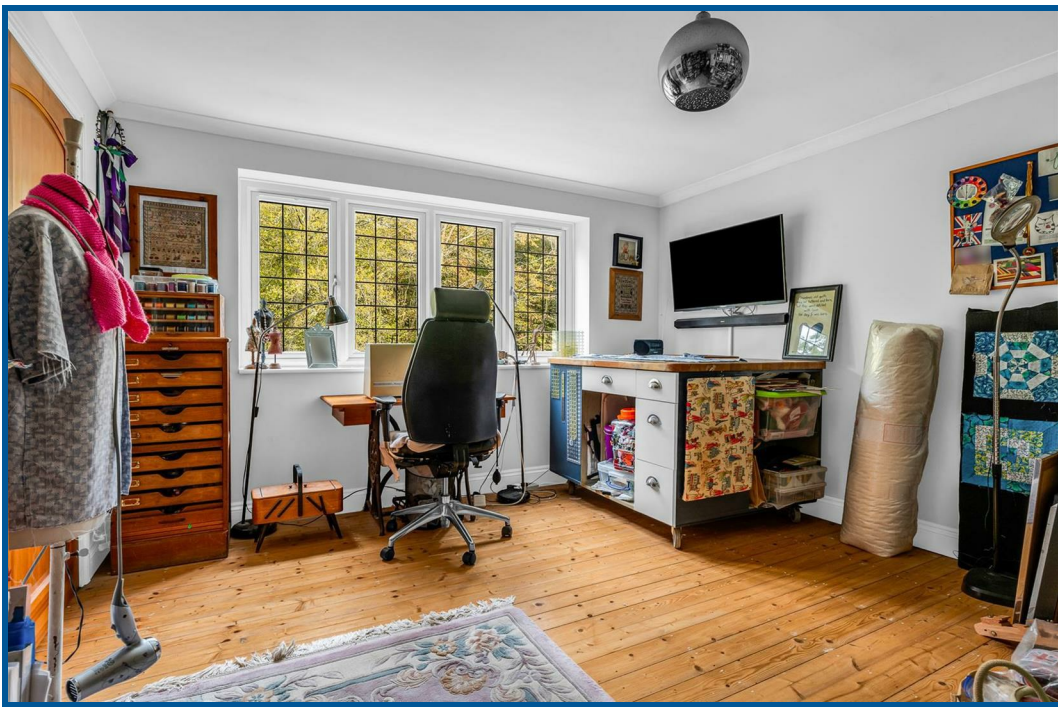








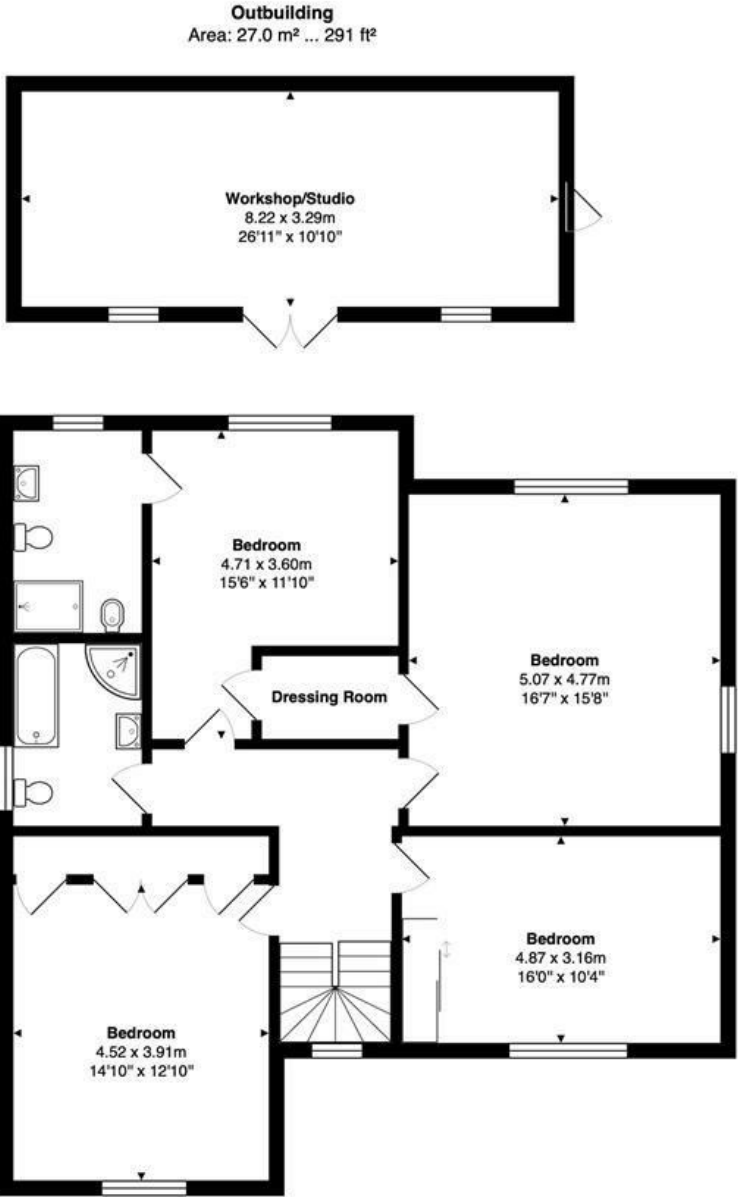
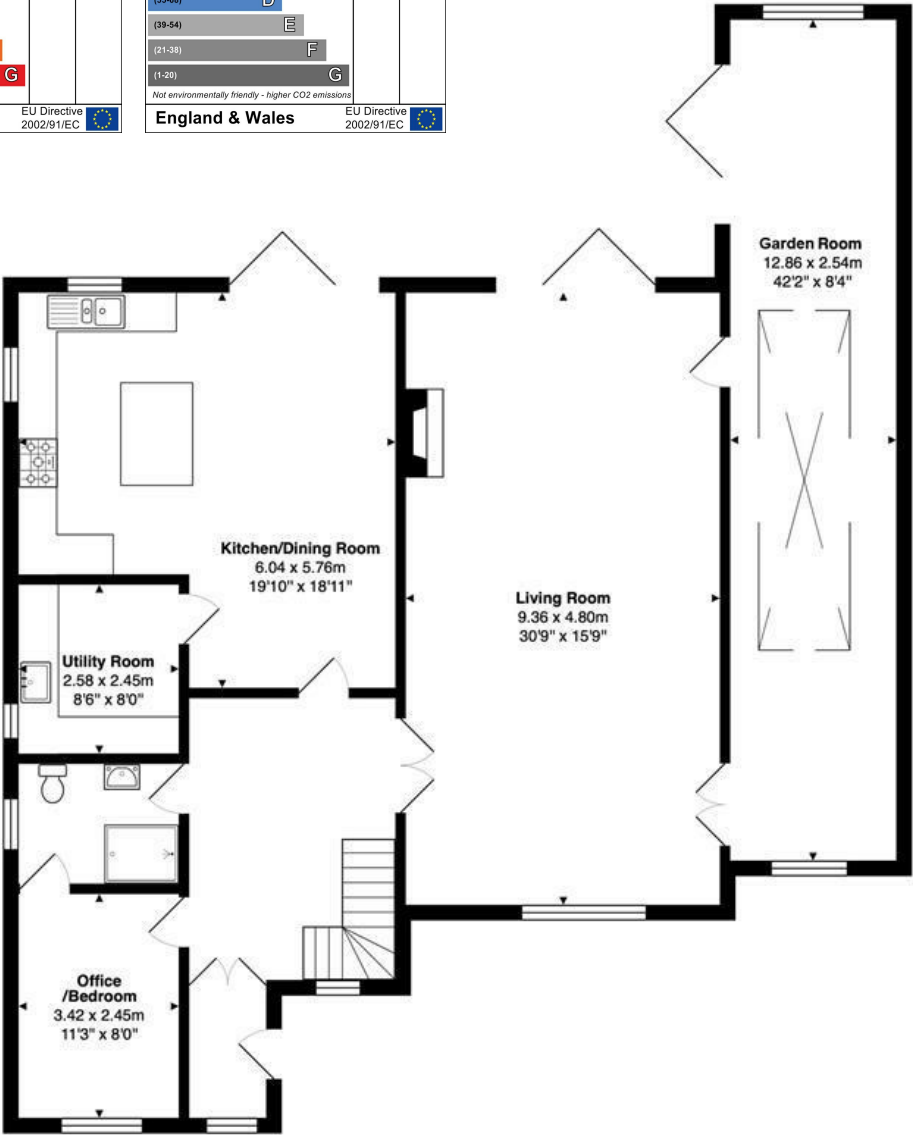






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



Ground Floor
Area: 149.1 m² ... 1605 ft²

First Floor
Area: 104.7 m² ... 1127 ft²

Total Area: 280.8 m² ... 3022 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk