



**Wood View  
Cuffley**



**£669,950  
Freehold**



Situated at the end of a pleasant cul-de-sac, this beautifully presented three-bedroom semi-detached home enjoys lovely views over the surrounding countryside. The property offers stylish and versatile accommodation, benefiting from off-street parking and a detached garage currently used as storage/office space. Internally, the home has been refurbished in recent years and features underfloor heating and porcelain tiling on majority of the ground floor. Contemporary open-plan kitchen/diner with high spec appliances and quartz worktops. A cosy lounge with an attractive log burner, and a conservatory. The modern bathroom incorporates a wet room-style shower and bath with complementary tiling. Externally, the property boasts a rear garden which extends to approximately 70ft wide and enjoys a large decking area, ideal for entertaining while enjoying the countryside outlook. Conveniently located within one mile of Cuffley village shops, schools, and the mainline station with services to Moorgate, the property is also close to scenic country walks and woodland.

The property further benefits from approved planning permission for a double side extension (Planning Application Number: S6/2006/1424/FP), offering excellent potential to extend and enhance the existing accommodation, subject to individual requirements. Early viewing is highly recommended.

- **Three-bedroom semi-detached home with upgraded Electrics & heating**
- **End-of-cul-de-sac position with countryside views**
- **Underfloor heating and porcelain tiling on majority of the ground floor**
- **Open-plan kitchen/diner with integrated appliances and quartz worktops**
- **Lounge featuring an attractive log burner**
  - **Double glazed Conservatory**
  - **Off-street driveway parking**
- **Detached garage/storage & home office space**
- **Rear garden extends Approximately 70ft wide with large decking area**
- **Within one mile of Cuffley village, station, schools, and countryside walks**

#### **Driveway**

Block paved driveway with parking for multiple vehicles. Laid lawn with shrub and flower borders.

#### **Front**

Attractive canopy over the front door. Side access via a wrought iron gate.

#### **Entrance**

Opaque double glazed entrance door with side window to the:-

#### **Porch**

Porcelain tiled floor with underfloor heating. Opaque double glazed window to the side. Opaque glazed door to the:-

#### **Hallway**

Double glazed window to the side. Stairs to the first floor with storage cupboard under housing the meters and new consumer unit. Porcelain tiled floor with underfloor heating. Door to the Living Room. Soho style black glazed door to the:-

#### **Kitchen/Dining Room**

Porcelain tiled floor with underfloor heating. Double glazed window to the rear. Extensive range of navy Wren wall and base fitted units with underlighting and plinth lighting with quartz marble effect worktops with up-stands over incorporating an underslung composite sink with a Quooker tap over. Bosch oven. Bosch combi microwave above. 5 ring gas hob with a stainless steel extractor fan over. Integrated fridge and freezer. Built in larder cupboard. Bin storage. Integrated dishwasher. Integrated washing machine. Wine storage. Inset spotlights to ceiling. Radiator. Double glazed patio doors to the conservatory. Open planned to the:-

#### **Living Room**

Double glazed bay window to the front with fitted shutters. Traditional style tall column radiator. Wall lights. Inset spotlights. Cast iron wood burner with slate hearth.

#### **Conservatory**

Double glazed. Double glazed door to the garden. Porcelain tiled floor with underfloor heating. Cat flap. Leading into the garden.

#### **Landing**

Access to part boarded loft space housing boiler and immersion cylinder. Contemporary style staircase

with wrought iron balustrade. Double glazed window to the front with fitted blind. Newly fitted carpet. Oak cottage style doors to:-

#### **Bedroom 1**

Double glazed windows to the front with fitted blind. Radiator. Range of fitted Wren light grey fitted wardrobes with mirror door. Wall lights.

#### **Bedroom 2**

Double glazed window to the rear with lovely views towards Goffs Oak with fitted blind. Range of Wren taupe colour fitted wardrobes. Radiator. Wall lights.

#### **Bedroom 3**

Double glazed window to the rear with lovely views to Goffs Oak. Radiator. Picture rail.

#### **Family Bathroom**

Dual aspect room with double glazed windows to the front and side. Panel bath with mixer tap. Wall mounted low flush W.C. with push button flush plate and concealed cistern. Wall mounted vanity wash hand basin with cupboards and mixer tap. Wall lights. Inset spotlights. Extractor fan. Wet room shower with rain head and hand attachment and mixer tap. Porcelain tiled floor with underfloor heating. Fitted mirror. Extensively tiled walls.

#### **Garden**

Large extensive decking area with lovely views to Goffs Oak and rolling countryside with timber balustrade and steps down to the garden. Mainly laid to lawn with shrub and flower borders. Door to the:-

#### **Garage**

Up and over door. Storage area. Lighting and power. Glazed door internally into an:-

#### **Office Space**

Window to the side. Power. Plastered walls. Inset spotlights. Fully insulated. Door to a:-

#### **Mezzanine Storage Area**

Window. Door to the garden. Power and lighting.

#### **Planning Permission**

The property further benefits from approved planning permission for a double side extension (Planning Application Number: S6/2006/1424/FP).









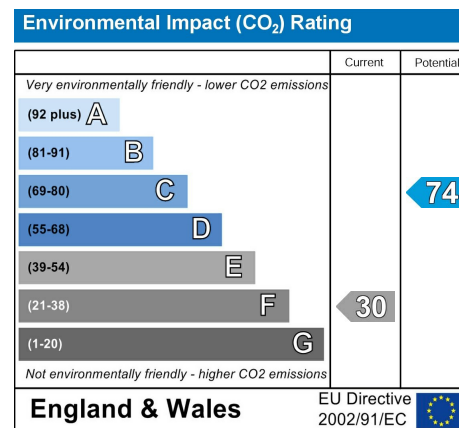
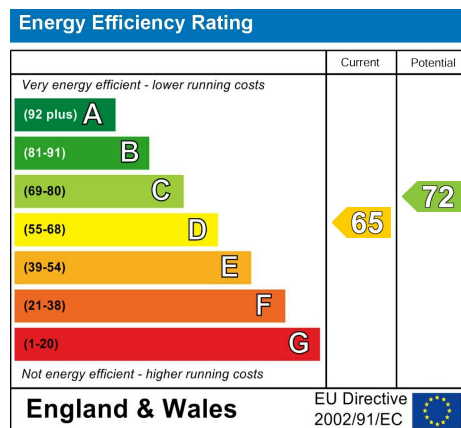




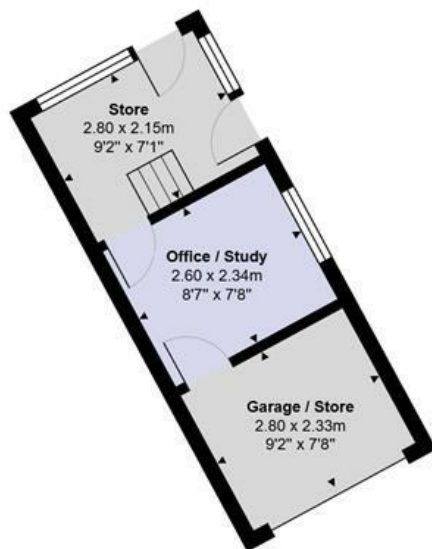




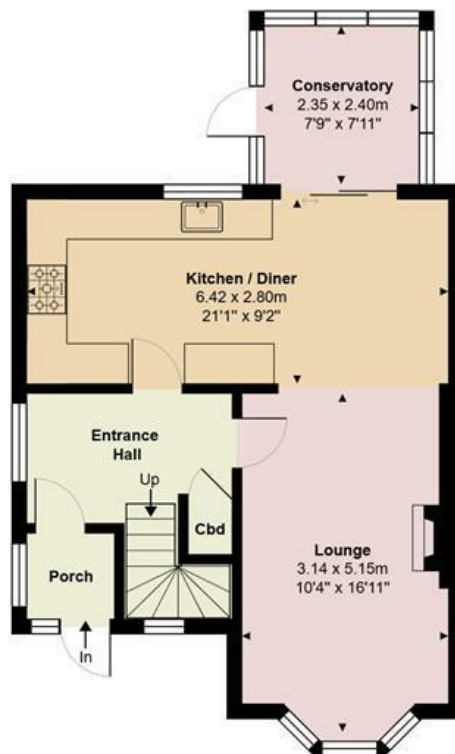




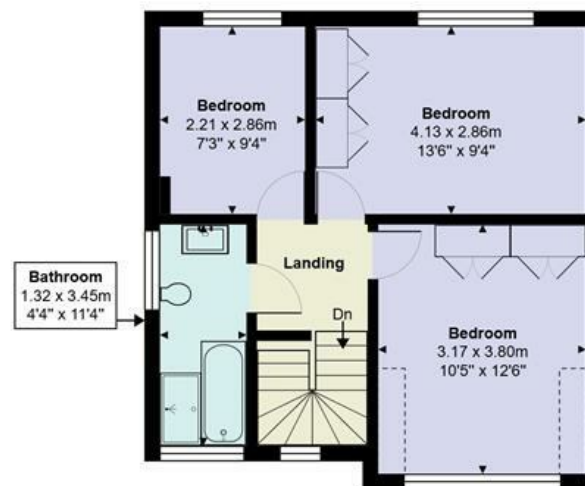




**Outbuilding**  
Area: 20.0 m<sup>2</sup> ... 216 ft<sup>2</sup>



**Ground Floor**  
Area: 51.6 m<sup>2</sup> ... 556 ft<sup>2</sup>



**First Floor**  
Area: 42.9 m<sup>2</sup> ... 461 ft<sup>2</sup>



**Wood View, Cuffley, Potters Bar, EN6 4RE**

Total Area: 114.5 m<sup>2</sup> ... 1232 ft<sup>2</sup>

All measurements are approximate and for display purposes only