

FREEHOLD



House - Detached

# 33 KING JAMES AVENUE, CUFFLEY, EN6 4LN

Price

£795,000

## FEATURES

- Detached house on King James Ave
- Bright reception with bay window
- Good-sized bedrooms throughout
- Potential to add substantial value
- Backs onto open countryside
- Fitted kitchen, ready to update
- Generous, private rear garden
- Garage with off street parking



4



2



2



D

Robert Adam  
Estate Agents

# 4 Bedroom House - Detached located in Cuffley

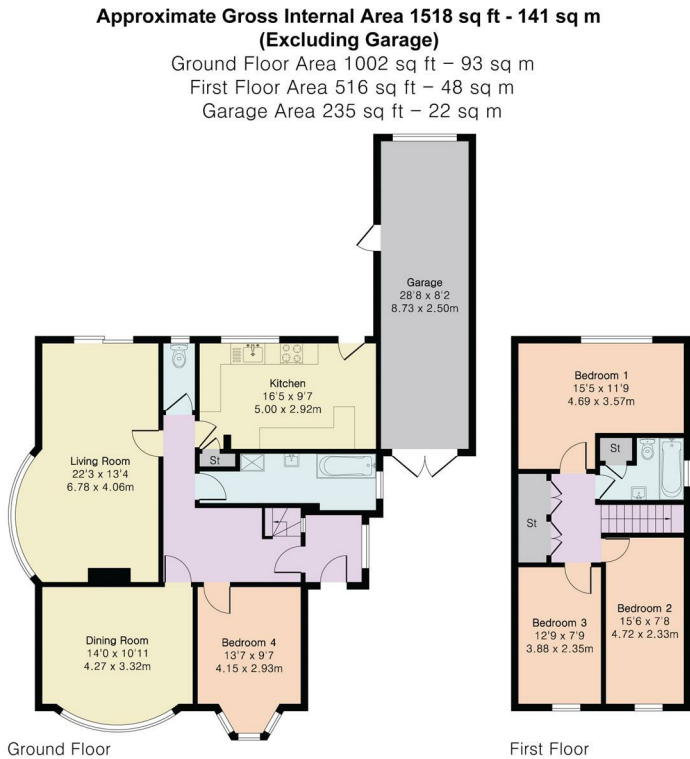
A rarely available detached house situated at the top of a quiet horseshoe road on the highly sought-after King James Avenue in Cuffley, backing directly onto open countryside and offering exceptional privacy and potential.

This charming home provides well-proportioned accommodation throughout, including a bright and spacious reception room with bay window, a fitted kitchen, and good-sized bedrooms. The property has been well maintained but would benefit from modernisation, making it an ideal opportunity for buyers looking to create their ideal home.

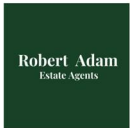
One of the standout features is the substantial rear garden, extending significantly and offering a high degree of privacy, with mature trees, shrubs, and planting. The plot presents excellent scope for extension (subject to planning permission), as well as further landscaping or outdoor entertaining space.

Additional benefits include close proximity to Cuffley village and mainline station, a quiet residential setting, and a garage with off-street parking, along with easy access to local amenities.

This is a fantastic opportunity to acquire a detached home in a prime location with huge potential to extend and add substantial value.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**Council Tax Band**  
**G**

| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
|                                             | 55      | 74                      |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

