

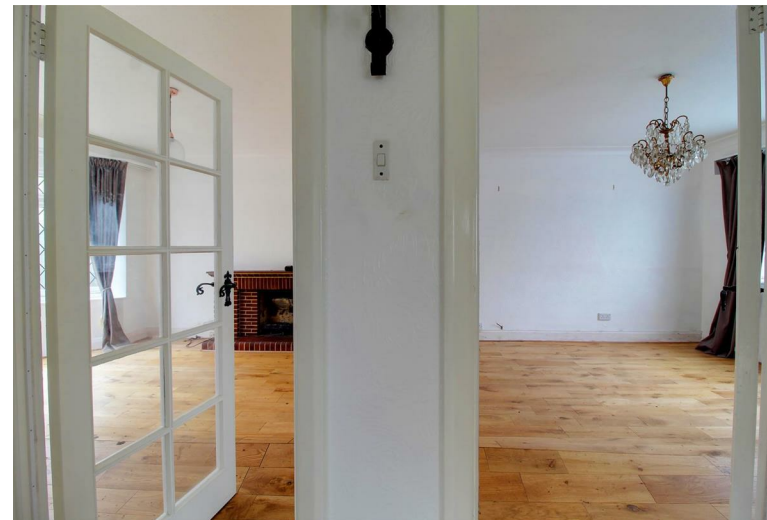


44 THE MEADWAY, CUFFLEY EN6 4ES

Asking Price £700,000 | Freehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS

AMG



44 The Meadway, Cuffley, EN6 4ES

We are acting in the sale of the above property and have received an offer of £655,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Property Overview

A character two double bedroom detached family house with attached garage, private drive and 100ft rear garden. The property offers massive scope to improve/extend (subject to planning) and comes to the market with no onward chain. Accommodation comprises good size entrance hall with turning staircase, spacious double reception room with feature fireplace and French doors to garden and kitchen. To the first floor there are two good size double bedrooms served by a separate bathroom and lavatory. The property benefits from a private drive with parking for one vehicle with attached garage and pedestrian access to side. To the rear of the property the mature garden extends to 100ft.



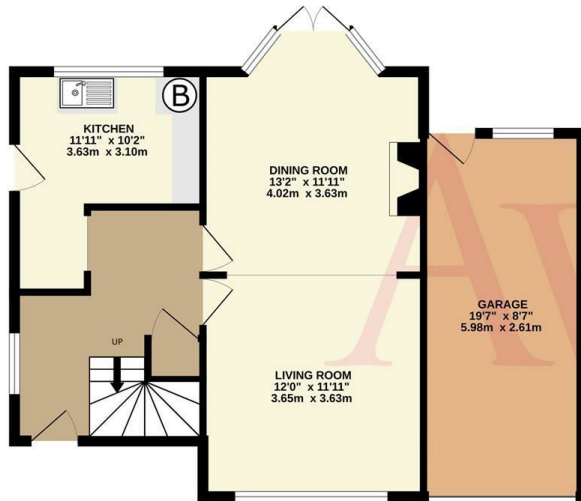
Property Features

- Lounge Diner: 25'2 x 11'11
- Entrance Hall
- Kitchen: 11'11 x 10'2
- Private Drive
- 19'7 x 8'7
- Bedroom One: 12'0 x 11'11
- Bedroom Two: 11'11 x 11'0
- Bathroom: 6'1 x 5'10
- Chain Free
- 100ft Rear Garden

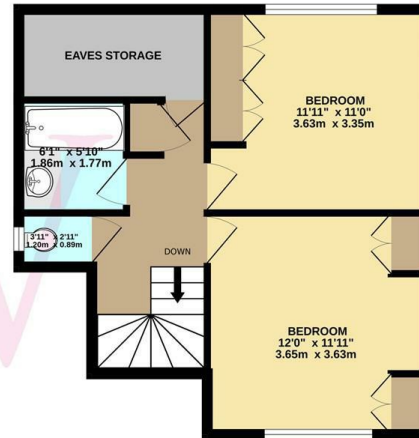
Agents Notes

The property is situated in a popular residential road within a short walk of the many shops, restaurants and rail station, making it ideal for a commuters into London.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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