



JR Sales & Lettings

**Homewood Avenue  
Cuffley**



**£829,950  
Freehold**

## Spacious 4-Bedroom Detached Home with Outstanding Potential in a Sought-After Location

An excellent opportunity to acquire this generously proportioned four-bedroom detached family home, set on a substantial plot in a highly desirable and well-connected location—just 0.7 miles from Cuffley train station, village shops, and local amenities.

Requiring modernisation throughout, the property offers fantastic scope to update, extend, and create a bespoke home tailored to your own style (subject to the necessary planning permissions).

The ground floor provides versatile living accommodation, comprising four reception rooms, a spacious entrance porch, and a convenient ground floor WC. To the first floor, there are four well-sized bedrooms, including a principal bedroom with an adjoining dressing room, alongside a family bathroom.

Externally, the property benefits from mature front and rear gardens, off-street parking for two vehicles, and a garage with an additional rear workshop—ideal for storage, hobbies, or further potential.

Perfectly positioned close to beautiful woodland walks and within sought-after school catchments, this is an ideal purchase for families seeking to create a long-term home in a prime village setting.

- **Spacious 4-bedroom detached home on a good-sized plot**
- **Located in a popular area just 0.7 miles from Cuffley Station**
- **Four ground-floor reception rooms offering versatile living space**
- **Master bedroom with en-suite dressing room**
  - **Large porch and ground floor WC**
  - **Well-stocked front and rear gardens**
  - **Garage with rear workshop**
  - **Parking for two vehicles**
- **Plenty of potential to modernise, extend, or redevelop (STPP)**
- **Close to local shops, schools, woodland walks, and amenities**

### Front

Laid lawn with shrub and flower borders. Driveway parking for multiple vehicles. Double glazed entrance door to the:-

### Porch

11'10 x 5'8

Double glazed windows to the front and side. Paved flooring. Georgian style opaque double glazed door with matching side window to the:-

### Hallway

Laminate wooden floor. Stairs to the first floor with storage cupboard under housing the meters. Radiator. Coving to ceiling. Fitted cloaks and storage cupboard. Doors to:-

### W.C.

Low flush W.C. with push button flush. Corner wash hand basin with mixer tap. Part tiled walls.

### Living Room

15'10 x 10'5

Georgian style double glazed windows to the front and side. Two radiators. Coving to ceiling. Inset spotlights to ceiling. Opening to the:-

### Dining Room

10'4 x 10'

Double glazed door and side windows to the garden. Radiator. Coving to ceiling. Sliding door to the:-

### Kitchen

12'8 x 8'9

Double glazed windows to the rear. Range of wall and base fitted units with microstone worktops over incorporating a double bowl sink with drainer grooves and a mixer tap. Four ring hob. Tiled splash backs. Eye level double oven. Small breakfast bar. Part tiled walls. Coving to ceiling. Quarry tiled floors. Inset spotlights to ceiling. Integrated fridges. (Appliances untested). Georgian style door to the:-

### Snug/Playroom

12'0 x 10'6

Double glazed window and door to the garden. Radiator. Wooden panelling to the walls. Inset spotlights. Door to:-

### Study/Office

15'3 x 8'2

Georgian style double glazed windows to the front and side. Two radiators. Range of fitted storage cupboards. Wooden panelling. Inset spotlights.

### First Floor

Georgian style double glazed windows to the front with fitted blind.

### Landing

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

### Bedroom 1

15'10 x 11'1

Georgian style double glazed windows to the front. Radiator. Coving to ceiling. Door to:-

### Walk-in Wardrobe/Dressing Room

8'11 x 5'7

Opaque double glazed window to the side. Radiator. Coving to ceiling. Could be converted to an en-suite.

### Bedroom 2

11'9 x 13'2

Georgian style double glazed window to the front. Radiator. Coving to ceiling. Inset spotlights. Fitted wardrobe.

### Bedroom 3

8'11 x 10'

Double glazed window to the rear. Radiator. Coving to ceiling. Range of fitted cupboards. Dressing table.

### Bedroom 4

9'2 x 8'10

Double glazed window to the rear. Coving to ceiling. Radiator.

### Family Bathroom

Opaque double glazed window to the rear. Suite comprising of Low flush W.C. Wall hung vanity wash hand basin. Tiled panelled bath with mixer tap and shower hand attachment. Walk in tiled shower cubicle. Cupboard housing the boiler. Extensively tiled walls and flooring.

### Garden

South West Facing. Patio paved area. Well stocked landscaped garden with mature shrubs and flowers. Water tap. Light. Side access with brick built sheds. Wrought iron gate to the front. Glazed courtesy door to the:-

### Workshop

10'5 x 7'5

Window to the rear. Glazed door to the garden. Power and lighting. Storage in loft eaves. Glazed door to the:-

### Garage

15'7 x 7'5

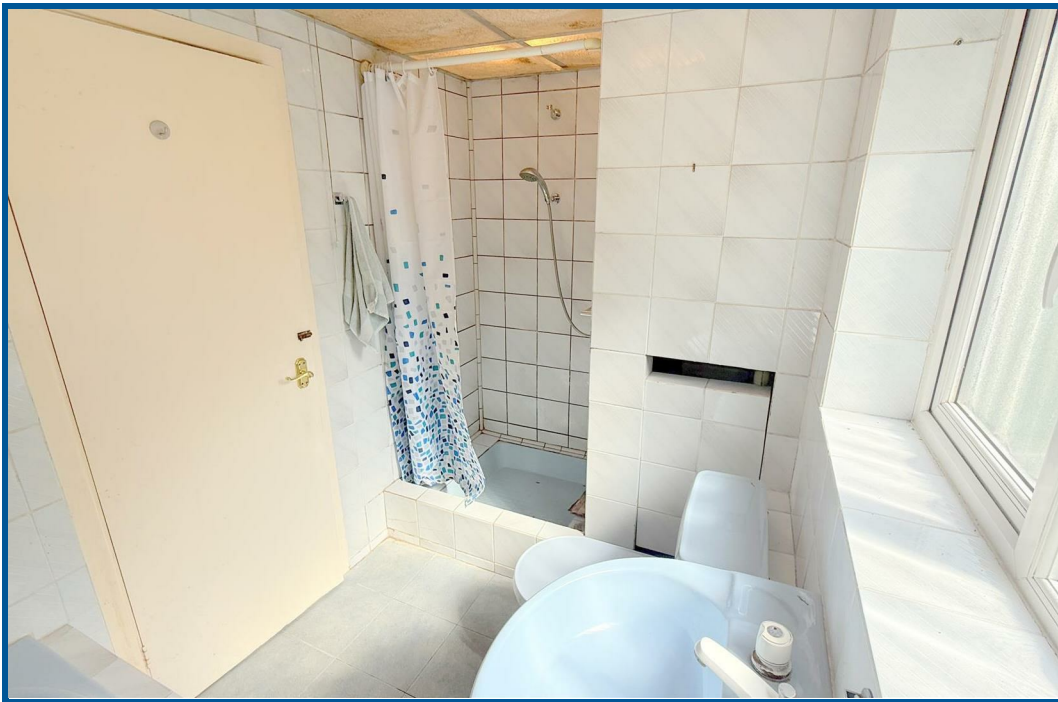
Electric up and over door. Power and lighting. Storage in loft eaves.

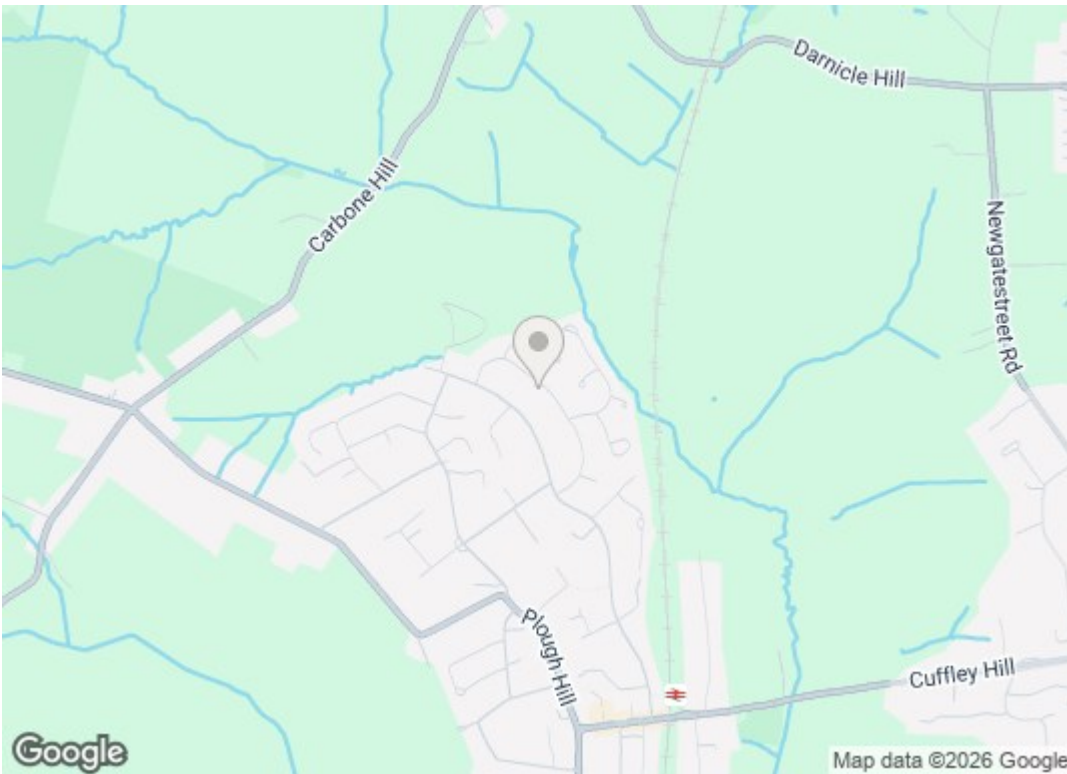












### Energy Efficiency Rating

	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



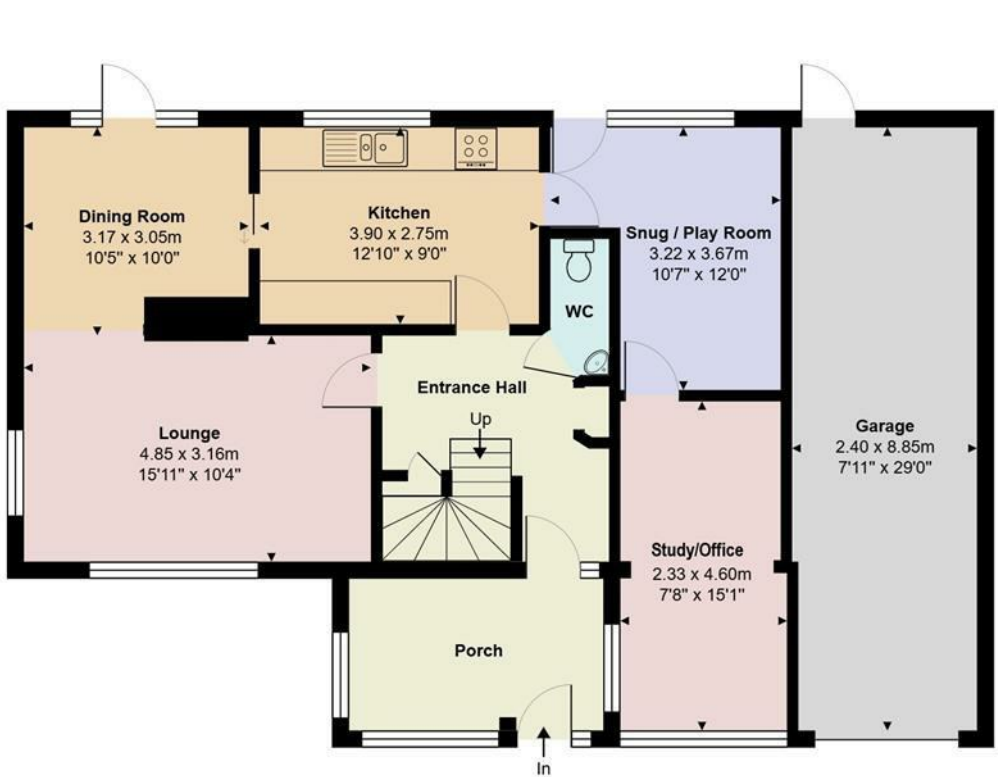
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

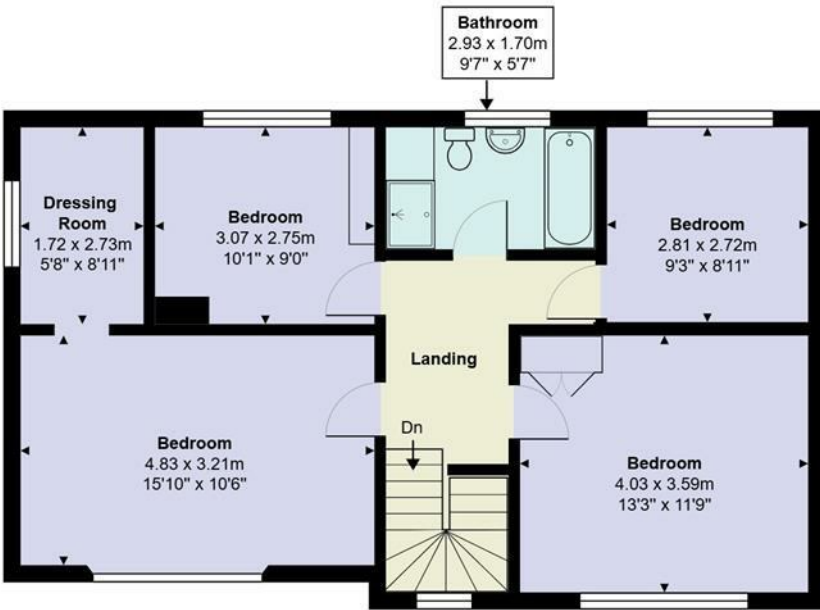
England & Wales

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**Ground Floor**  
Area: 101.6 m<sup>2</sup> ... 1094 ft<sup>2</sup>



**First Floor**  
Area: 69.1 m<sup>2</sup> ... 743 ft<sup>2</sup>



**Homewood Avenue, Cuffley, Potters Bar, EN6 4QQ**

Total Area: 170.7 m<sup>2</sup> ... 1837 ft<sup>2</sup>

All measurements are approximate and for display purposes only