72 Brookside Crescent, Cuffley, Potters Bar, EN6 4QJ
£600,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

We are delighted to offer for sale this well presented 2-bedroom detached bungalow located in this popular & quiet Cuffley cul-de-sac. The property features open plan lounge/diner, study, modern fitted kitchen, two double bedrooms, en suite shower room and bathroom. Externally is an extractive secluded rear garden and to the front is lots of parking and access to garage. Viewings by appointment

- TWO BEDROOM DETACHED BUNGALOW
- WELL PRESENTED
- POPULAR AND QUIET CUL DE SAC
- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM AND SEPARATE BATHROOM
- SECLUDED REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL

White UPVC double glazed door which opens into:

ENTRANCE PORCH

Double glazed window facing to the front. Step up to white UPVC door with obscure glass glazed panels opening into:

HALLWAY

Single radiator. Access to loft via a drop down ladder. Loft is partially boarded and has lighting. Storage cupboard with rack shelving. Door through to:

LOUNGE/DINER

Lounge section

Coving to ceiling. Radiator. White UPVC double glazed window to side. Vinyl flooring. Open aspect which leads through to:

Dining room section

Coving to ceiling. White UPVC double glazed window to rear. White UPVC sliding patio doors to side. Double radiator. Vinyl flooring. Doorway through to:

STUDY / BEDROOM THREE

Coving to ceiling. Continuation of flooring. Single radiator. White UPVC double glazed window to front. Fitted with bespoke shutters.

KITCHEN

Fitted with a range of white gloss wall, drawer and base units with black flecked working surfaces above. Tiled splashbacks. Five ring Smeg ceramic hob and above a Cook and Lewis stainless steel extractor. Integrated Hotpoint oven and grill. Space for a washing machine. Space for an American style fridge freezer. Spotlights to ceiling. Wall mounted Vaillant combination boiler. White UPVC double glazed window to rear. Matching casement door. Separate storage cupboard with shelving and also houses consumer unit and electricity meter.

BATHROOM
Features a white suite comprising bath with mixer tap, wall mounted shower attachment & controls with glazed pivoting glass shower screen. Pedestal sink with mixer tap. Top flush WC. Single radiator. White UPVC obscure glass double glazed window to side.

BEDROOM ONE
Fitted wardrobes in white. Matching bridging unit and bedside cabinets. Single radiator. White UPVC Georgian style double glazed window to front. Fitted bespoke shutters. Wall mounted TV point. Door through to:

ENSUITE SHOWER ROOM
This comprises a shower cubicle with glazed door. Wall mounted shower. Top flush WC. Pedestal sink with singular taps. Single radiator. White UPVC double glazed obscure glass window to side.

BEDROOM TWO
Wooden laminate flooring. Single radiator. White UPVC Georgian style double glazed window to front. Fitted white storage unit with bridging unit.

REAR GARDEN
70' (21.34m)
Accessed from the patio doors leading from the dining room or from the kitchen there is a paved patio area which is partially covered and enclosed by a picket fence. Gated access leading to the driveway and onto the front of the property and courtesy door to garage. External lighting. External power supply. Steps down to the main section of the garden which is attractively planted with mature plants, shrubs and fruit trees, which flank a central lawn section. Aluminium green house. Separate vegetable section. Further patio area retained by sleepers. To the rear is a timber shed. Separate summer house.

GARAGE
Power and lighting. Window to side. Up and over door to front.

Duncan Perry

Duncan Perry

Duncan Perry

Duncan Perry

Duncan Perry

Brookside Crescent, Hertfordshire EN6

Total Area: 83.6 m² ... 900 ft² (excluding garage)

All measurements are approximate and for display purposes only

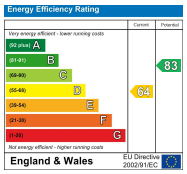
Duncan Perry

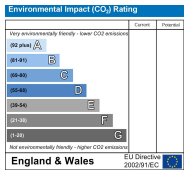
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

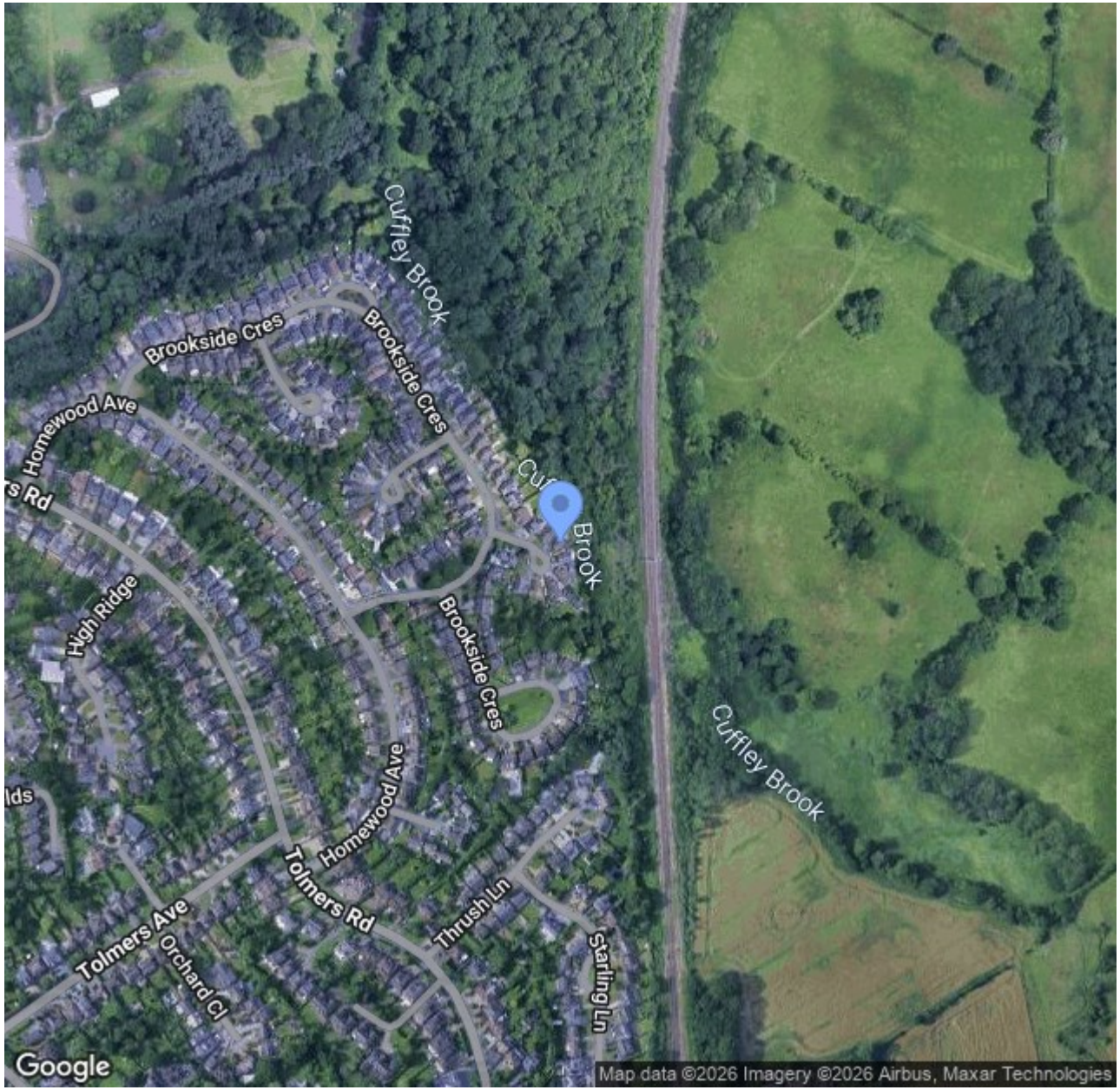
FRONT OF PROPERTY

Driveway providing parking for several vehicles which extends round to the side of the property where there is access to garage via up and over door and gate onto the garden. External covered gas meter.

Freehold. Council tax band E - Welwyn and Hatfield Council







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |
www.propertysoftwaregroup.com

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■