



JR Sales & Lettings

**Homewood Avenue  
Cuffley**



**£725,000  
Freehold**

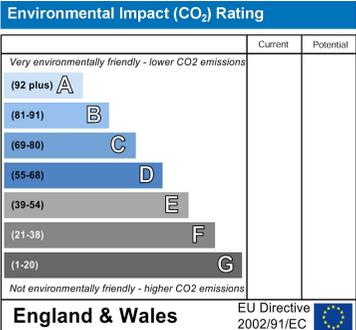
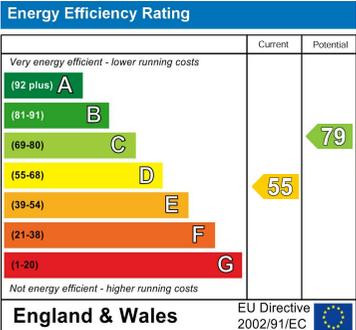
Detached Three-Bedroom Home with Woodland Views, No Onward Chain  
 Set along a desirable turning just off Tolmers Road, this attractive three-bedroom detached residence offers a wonderful blend of convenience and calm. With leafy woodland directly behind, the property enjoys a peaceful, private backdrop that's hard to come by.

Positioned only 0.8 miles from mainline rail connections and the heart of the village, you'll have easy access to everyday amenities while still benefiting from a quiet, tucked-away setting.

Having been cherished over the years, the house now offers exciting scope for refurbishment or enlargement (subject to the necessary consents). It's a fantastic canvas for buyers looking to create a home tailored to their own taste and lifestyle.

Offered chain free, this is a superb opportunity for families, renovators, or investors keen to unlock its full potential.

- **Three-bedroom fully detached home**
- **Located on a sought-after road just off Tolmers Road**
- **Backs directly onto woodland offering privacy and tranquil views**
- **Just 0.8 miles from British Rail station and village shops**
- **Two spacious reception rooms providing flexible living space**
- **Ground floor WC for added convenience**
- **Garage and off-street parking**
- **Excellent potential for modernisation and extension (STPP)**
- **A fantastic opportunity to create a personalised family home**
- **Chain Free**



**Front**

Laid lawn with shrub and flower borders. Double driveway. Side access. Access to the garage. Courtesy door to the rear of the house. UPVC Georgian style French doors to the:-

**Entrance Porch**

Quarry tiled floor. Leaded light hardwood glazed door and matching side window to the:-

**Hallway**

Coving to ceiling. Stairs to first floor. Built in storage cupboard under stairs housing meters. Radiator. Doors to:-

**Ground Floor WC**

Double glazed opaque window to the side. Mid flush W.C. Wall mounted wash hand basin with tiled splash back. Extractor fan.

**Kitchen**

9'4 x 10'5  
 Georgian style double glazed window to the rear. Radiator. Range of wall and base fitted units with worktops over incorporating a enamel double drainer sink with mixer tap. Space for tall fridge freezer. Space for gas cooker. Georgian style double glazed door to inner alleyway. Louvre doors to the:-

**Dining Room**

12'5 x 10'1  
 Double glazed sliding doors to the garden. Two radiators. Coving to ceiling. Opening to the:-

**Lounge**

16'8 into the bay x 10'5  
 Double glazed Georgian style bay window to the front. Three radiators. Marble feature fireplace with gas real flame effect fire. Wall lights. Coving to ceiling.

**Landing**

Georgian style double glazed window to the front. Built in storage cupboard mid way up the stairs. Access to loft space. Built in airing

cupboard housing immersion cylinder. Doors to:-

**Bedroom 1**

13'8 x 10'  
 Georgian style double glazed window to the rear. Radiator. Range of fitted wardrobes with louvre doors.

**Bedroom 2**

13'6 x 10'6  
 Georgian style double glazed window to the front. Radiator. Range of fitted wardrobes with matching chest of drawers.

**Bedroom 3**

9'5 x 8'5  
 Georgian style double glazed windows to the rear. Radiator.

**Family Bathroom**

Opaque double glazed window to the side. Suite comprising of a turquoise colour pedestal wash hand basin. Mid flush W.C. with push button flush. Enamel bath with Triton mixer shower over. Extensively tiled walls. Radiator. Extractor fan. Bar element heater.

**Inner Alleyway**

19'7 x 3'  
 Through the front to the middle of the house. Georgian style double glazed window to the front. Double glazed door to the garden. Larder cupboard with space for freezer. Door to:-

**Garage**

16'4 x 8'2  
 Up and over door. Double glazed Georgian style window to the side. Power and lighting. Wall mounted Ideal boiler.

**Rear Garden**

Crazy paved patio area. Shrub and flower borders. Mainly laid to lawn. Wall lights. Timber shed on both sides. Water tap.





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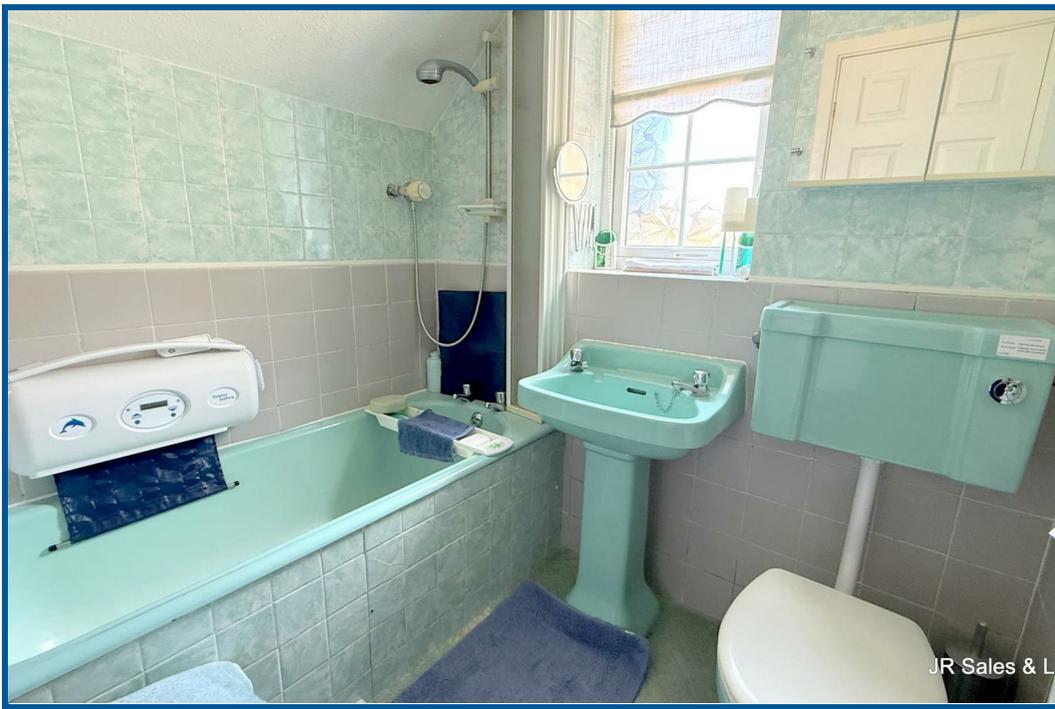


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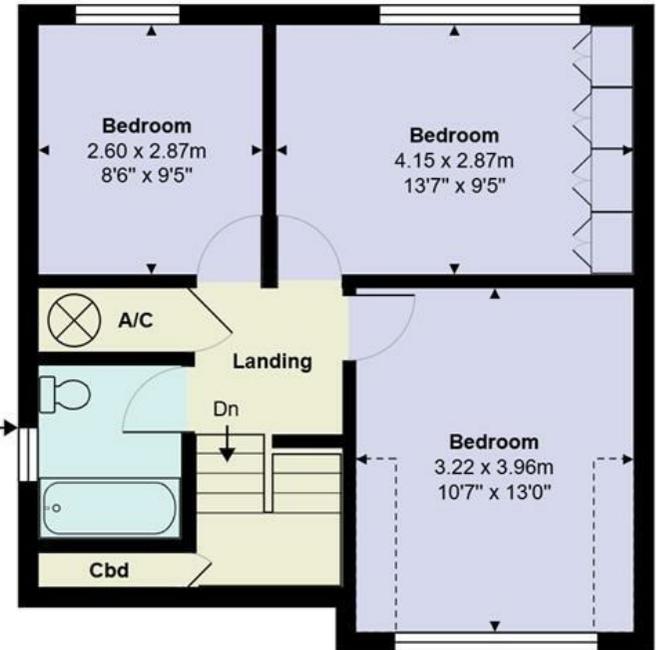
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**Ground Floor**  
Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup>



**First Floor**  
Area: 46.4 m<sup>2</sup> ... 499 ft<sup>2</sup>



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

Total Area: 119.3 m<sup>2</sup> ... 1284 ft<sup>2</sup>

All measurements are approximate and for display purposes only