



ABSOLUTE
PROPERTY

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**46 Jones Road, Waltham Cross
EN7 5JS**

Price Guide £750,000

Absolute Property are delighted to offer this well-presented detached two/three-bedroom home, ideally situated on the desirable Jones Road in Cuffley.

The property is conveniently located within easy reach of Cuffley village, offering a range of local shops, cafés, and everyday amenities. Cuffley mainline station is also nearby, providing direct links into London and making it an excellent choice for commuters. The property benefits from a generous driveway to the front and side, providing ample off-street parking. To the rear, a substantial double garage offers excellent storage or potential for workshop use.

Further enhancing its appeal, the home offers significant potential to extend (subject to the usual planning permissions), allowing buyers to tailor the space to their needs. Offered to the market chain free, this is a fantastic opportunity to acquire a detached home in a sought-after location with scope for future development.

Potential to extend (STPP)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	72	B	B
69	72	C	B
66	72	D	B
63	72	E	B
60	72	F	B
57	72	G	B

For energy efficiency: higher ranking, better
 For environmental impact: higher ranking, better

England & Wales EPC Directive 2002/91/EC