



**Wood View  
Cuffley**



**£2,995 Per month**

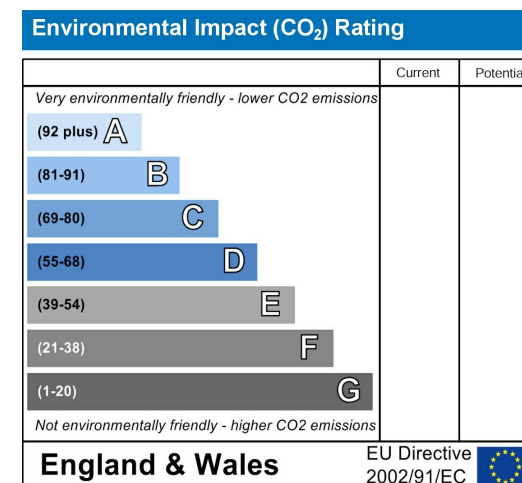
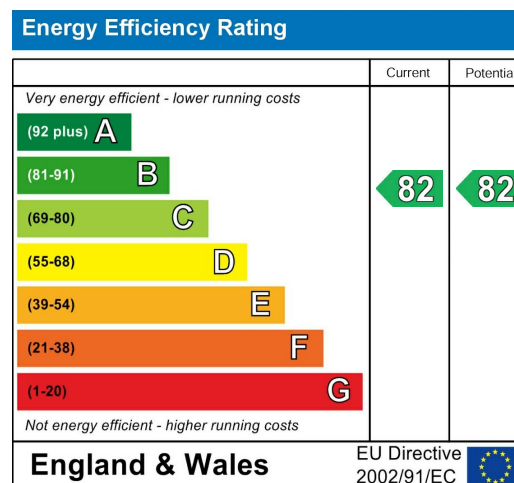
A beautifully refurbished and extended three-bedroom semi-detached home, available to let and set in a quiet cul-de-sac just off Hill Rise. Finished to an exceptional contemporary standard throughout, the property offers a spacious open-plan kitchen with quartz worktops and integrated appliances, a generous living area with herringbone flooring, a separate utility room, and a stylish ground floor WC/wet room with shower.

Upstairs comprises three well-proportioned bedrooms and a luxury family bathroom featuring a roll-top bath.

Externally, the property benefits from a landscaped, low-maintenance rear garden with porcelain patio, along with a block-paved driveway providing parking for 3–4 cars and a garage with electric roller door.

Further benefits include new double glazing, a modern gas heating system and solar panels. Ideally located close to Cuffley village shops, mainline station, and countryside walks.

- **Block paved driveway for 3–4 cars & garage with electric roller door**
  - **Extended three bedroom semi-detached home**
    - **Quiet cul-de-sac just off Hill Rise**
    - **Refurbished to a high contemporary standard**
  - **Open-plan kitchen with quartz worktops & integrated appliances**
  - **Spacious living room with herringbone flooring**
- **Utility room & stylish ground floor WC / Wet room with shower**
  - **Luxury bathroom with roll-top bath**
- **Landscaped low-maintenance garden with porcelain patio**



## **Front**

Attractive block paving providing off street parking for three to four cars. Shrub and flower borders. Porcelain tiled steps leading to the:-

## **Entrance**

Composite double glazed entrance door with side window to:-

## **Reception Hallway**

Double glazed window to the side. Double radiator. Inset spotlights. Cupboard under the stairs housing the meters. Stairs to first floor. Herringbone wooden flooring. Glazed double doors into:-

## **Kitchen/Breakfast Room**

14' x 7'5

Double glazed window to the side. Range of wall and base matt finish Luna Laurel Green fitted units. Quartz stone worktops over with upstands and breakfast bar. Underslung stainless steel sink with mixer tap. Five ring gas hob with extractor fan over. Integrated dishwasher. Eye level double oven. Integrated fridge and freezer. Inset spotlights to ceiling. Herringbone wooden flooring. Door to the utility room. Open plan to the:-

## **Through Lounge/Dining Room**

13'7 x 10'

Dual aspect room with a double glazed bay window to the front. Double glazed French doors to the garden. Herringbone wooden flooring. Inset spotlights to the ceiling. Two double radiators. Door to the:-

## **Utility Room**

6'7 x 5'9

Double glazed window to the rear. Cupboard housing a Worcester Bosch boiler. Shelving. Quartz stone worktop with plumbing and spaces for washing machine and tumble drier under. Column radiator. Marble tiled floor. Door to:-

## **Downstairs W.C /Wet Room with shower**

8'4 x 6'2

Opaque double glazed window to the rear. Extractor fan. Inset spotlights to the ceiling. Column radiator. Suite comprising of a wall hung W.C. with chrome button flush plate. Wall mounted vanity wash hand basin with mixer tap and cupboard under. Walk in shower cubicle with mixer valve with hand attachment and rain head.

## **Living Room**

17'2 into the bay x 9'9

Double glazed bay window to the front. Radiator.

## **First Floor**

Double glazed window to the front. Loft access. Doors to:-

## **Bedroom 1**

9'9 x 11'6

Double glazed window to the front with views of rolling countryside towards Goffs Oak and Newgatestreet Village. Double radiator.

## **Bedroom 2**

10'5 x 12'5

Double glazed window to the rear. Double radiator.

## **Bedroom 3**

9'4 x 7'4

Double glazed window to the rear. Double radiator.

## **Bathroom**

11' x 4'4

Opaque glazed window to the front. Chrome towel column radiator. Wall hung low flush W.C. with chrome button flush plate. Wall hung wash hand basin with mixer tap and cupboard under. Freestanding roll top bath free standing mixer tap and hand attachment. Part tiled walls in marble effect porcelain tiles and flooring.

## **Rear Garden**

Large porcelain tiled patio area. Pedestrian side access with wrought iron gate. Courtesy door to the garage. Raised shrub and flower borders. Wall lights. Water tap.

## **Garage**

15'1 x 7'7

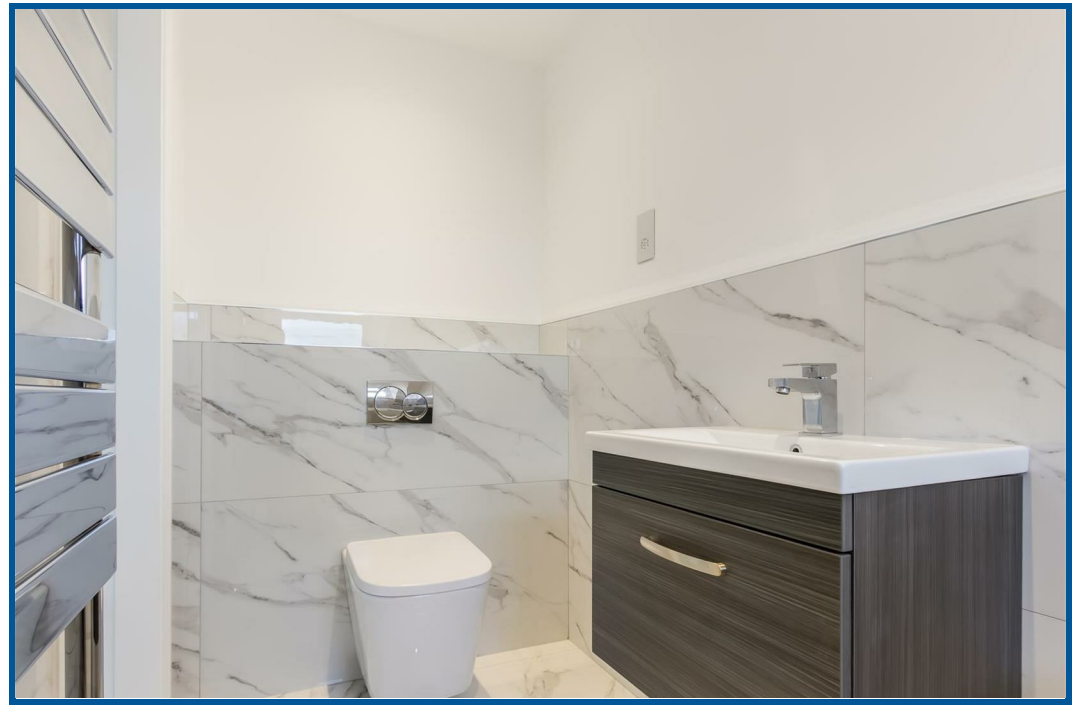
Electric roller door. Tiled floor. Solar Panel control unit. Power & Lighting.

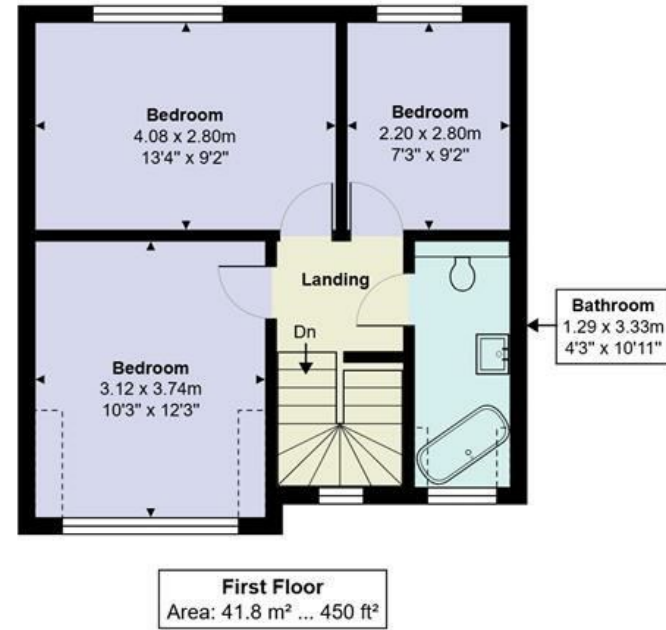
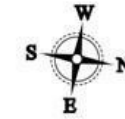
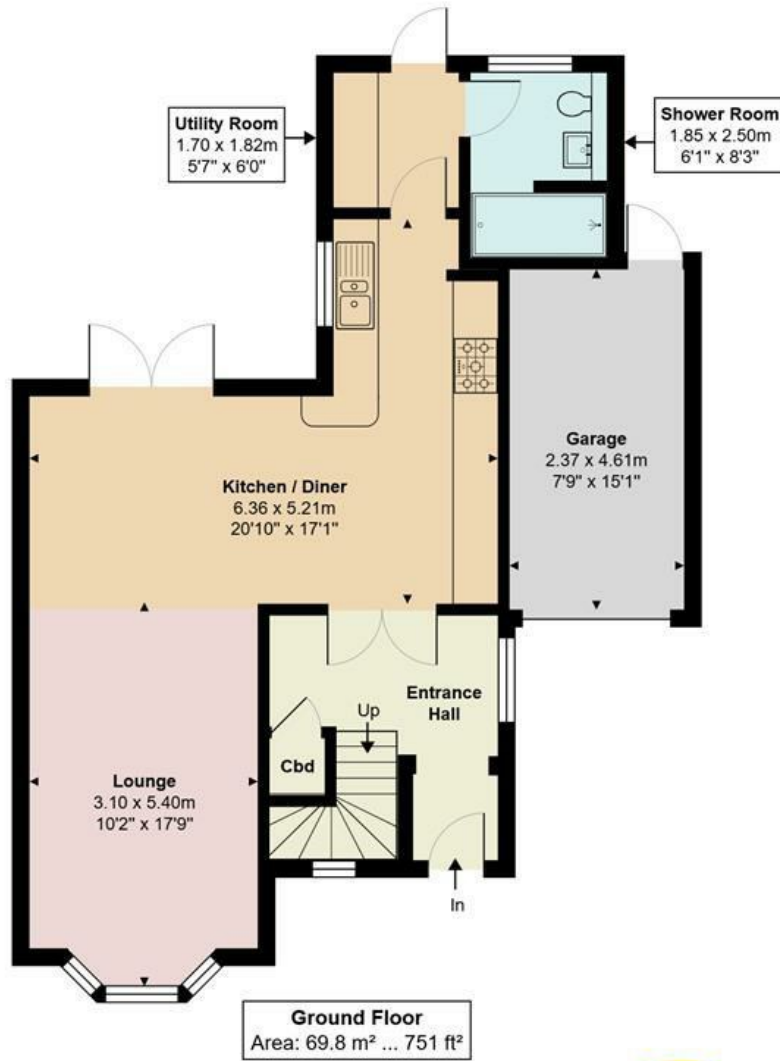












## Wood View, Cuffley, Potters Bar, EN6 4RE

Total Area: 111.6 m<sup>2</sup> ... 1201 ft<sup>2</sup>

All measurements are approximate and for display purposes only