



**Homewood Avenue
Cuffley**



**£850,000
Freehold**

Spacious 4-Bedroom Detached Home with Excellent Potential in Popular Location

A fantastic opportunity to acquire this spacious four-bedroom detached house, situated on a generous plot in a popular and well-connected location—just 0.7 miles from Cuffley train station, village shops, and local amenities.

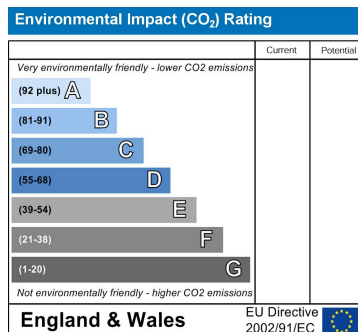
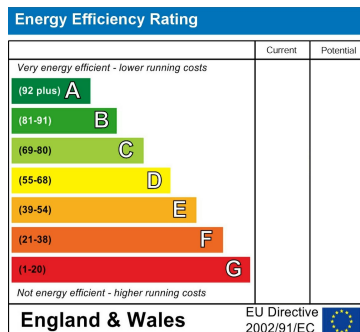
The property is in need of modernisation, offering great scope for updating and extending to suit your own taste (subject to planning permission).

The ground floor features four versatile reception rooms, a large entrance porch, and a convenient ground floor WC. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefitting from an en-suite dressing room, along with a family bathroom.

Outside, the home is complemented by mature front and rear gardens, parking for two vehicles, and a garage with a rear workshop—ideal for hobbyists or additional storage.

Located close to woodland walks, in a sought-after area with good school catchments, this property is perfect for families looking to create a long-term home.

- **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. Covings 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. Covings 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. Covings 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. Covings 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. Covings to ceiling. Doors to:-

Bedroom 1

15'10 x 11'1
Georgian style double glazed windows to the front. Radiator. Covings to ceiling. Door to:-

Walk-in Wardrobe/Dressing Room

8'11 x 5'7
Opaque double glazed window to the side. Radiator. Covings 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. Covings to ceiling. Inset spotlights. Fitted wardrobe.

Bedroom 3

8'11 x 10'
Double glazed window to the rear. Radiator. Covings to ceiling. Range of fitted cupboards. Dressing table.

Bedroom 4

9'2 x 8'10
Double glazed window to the rear. Covings 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

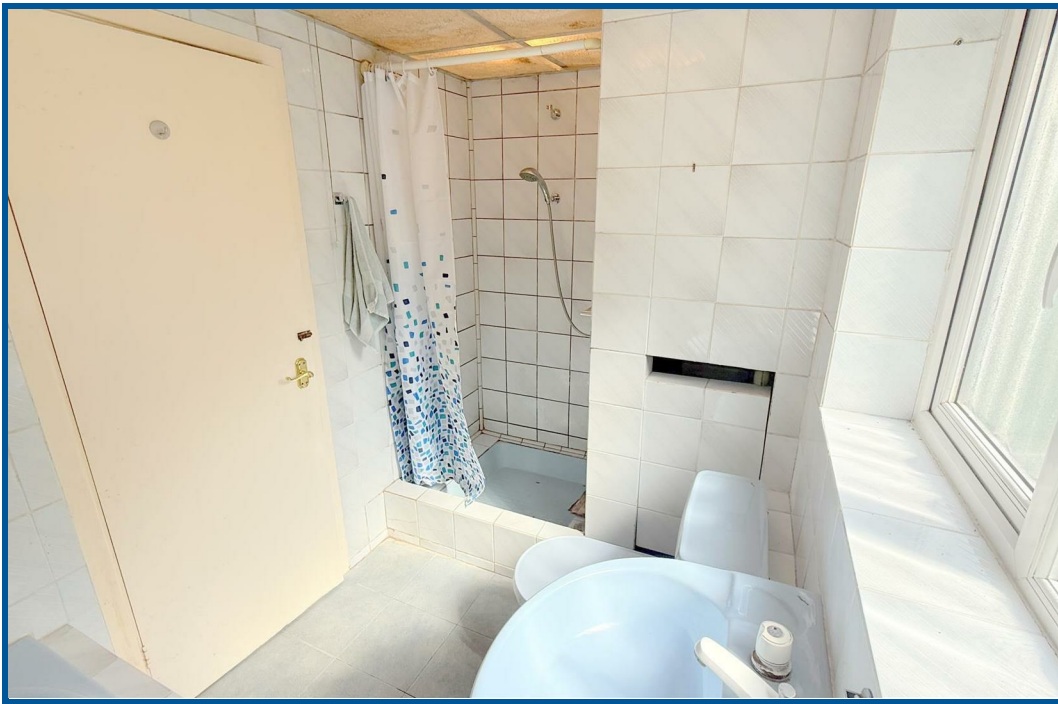
15'7 x 7'5
Electric up and over door. Power and lighting. Storage in loft eaves.













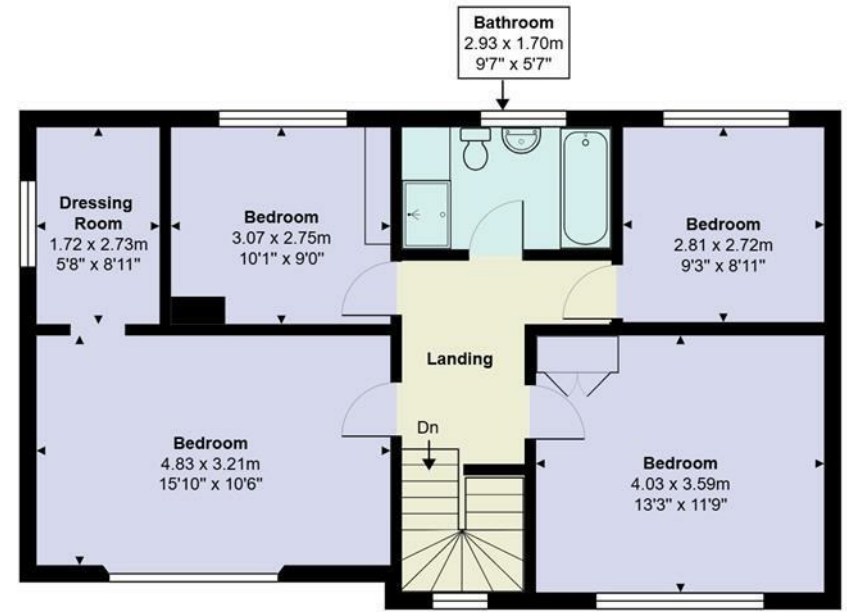




JR Sales & Lettings



Ground Floor
Area: 101.6 m² ... 1094 ft²



First Floor
Area: 69.1 m² ... 743 ft²



Homewood Avenue, Cuffley, Potters Bar, EN6 4QQ

Total Area: 170.7 m² ... 1837 ft²
All measurements are approximate and for display purposes only