



**Oak Lane
Cuffley**



**£949,950
Freehold**

Oak House is an exceptionally well-presented and tastefully appointed three/four-bedroom detached residence, ideally situated on a private no-through road just off Tolmers Road, within easy reach of Cuffley mainline station, village shops, local amenities, and restaurants.

This deceptively spacious and unique home features a substantial and versatile basement level, complete with a utility/kitchenette and WC/shower room, perfectly suited as a studio, hobby space, home office, or annexe for an older child or guest accommodation.

The ground floor offers a high-quality kitchen/dining room alongside a spacious living room, beautifully enhanced by bi-folding doors opening onto the garden, a striking roof lantern, and a stylish gas fireplace, creating a bright and contemporary living space ideal for both relaxing and entertaining.

Upstairs, there are three well-proportioned bedrooms, including an impressive principal suite with a walk-in wardrobe and en-suite shower room. The family bathroom is elegantly finished, featuring a free standing roll-top bath.

Externally, the property benefits from a generous resin driveway providing off-street parking for up to eight vehicles. The rear garden is attractively arranged with a decking area and a well-maintained lawn.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

- **Exceptionally well-presented three/four-bedroom detached home**
 - **Located on a private no-through road just off Tolmers Road**
 - **Within easy reach of Cuffley mainline station, shops, and local amenities**
 - **Spacious living room with bi-folding doors, roof lantern, and stylish gas fireplace**
 - **High-quality open-plan kitchen/dining room ideal for entertaining**
 - **Large, versatile basement with utility/kitchenette and WC/shower**
 - **Basement suitable for studio, home office, hobby room, or annexe**
 - **Principal bedroom with walk-in wardrobe and en-suite shower room**
 - **Elegant family bathroom featuring a classic roll-top bath**
 - **Generous resin driveway for up to eight cars and a landscaped rear garden**

Front

Resin Driveway for up to eight cars. Laid lawn, shrub and flower borders. Antique style lamp post. Water Connection. Wall lights.

Entrance

Timber Storm Porch. Opaque double glazed composite entrance door to:-

Hallway

Engineered Oak wooden flooring. Moulded coving to Ceiling. Inset spot lights. Radiator. Stairs with oak wood balustrade to first floor with storage cupboard under. Oak veneer doors to:-

WC

Opaque double glazed window to side. Chrome towel radiator. Engineered Oak wooden flooring. Moulded coving to Ceiling. Inset spot lights on sensor. Extractor fan. Wall mounted countered Vanity wash hand basin with wash and basin, mixertap and cupboards under. Mirror.

Kitchen/Dining Room

Georgian style double glazed window to the front. Double glazed window to side. Radiator. Attractive range of good quality sage green wall and base fitted units with granite worktops over with upstands, incorporating a one and half bowl stainless steel underslung sink with mixer tap and drainer grooves. Eye level Neff Double oven, Neff induction hob with matching stainless steel/glass extractor fan over. Integrated dishwasher, fridge and freezer. Recess for microwave. Large format porcelain tiled flooring with electric underfloor heating. Moulded coving to Ceiling. Inset spot lights. Sonos ceiling speakers. Oak veneered double doors to:-

Living Room

Spacious open planned living room with Aluminum Bi-folding doors to the garden. Feature double glazed roof lantern. Engineered Oak wooden flooring. Moulded coving to Ceiling. Inset spot lights. Sonos ceiling speakers. Radiators. Attractive 'Gazco' gas log burner style fire with quartz stone hearth and surround. Oak veneer door to:-

Inner hallway/landing

Aluminum opaque double glazed door to garden. Triple glazed frameless roof window. Stairs down to landing with radiator and oak veneer door to:-

Basement Room

Double glazed windows. Inset spotlights to ceiling. Radiator. Built in plant room storage cupboard housing the boiler, consumer unit and pipework. Oak veneer door to:-

Utility Room/Kitchenette

Walk and base fitted units with rolled edge work surface over incorporating a stainless steel sink with mixer tap and

drainer. Space for tall fridge freezer. Plumbing and spaces for washing machine and tumble drier. Ceramic tiled floor with underfloor heating. Oak veneer door to:-

WC /Shower Room

Ceramic tiled floor with underfloor heating. Low flush WC with push button flush. Vanity wash hand basin with mixer tap and tiled splash back. Tiled enclosed shower enclosure with mixer valve with hand attachment and rain head. Inset spotlights to ceiling.

First Floor Landing

Opaque double glazed window to side. Timber balustrade Radiator. Inset spotlights to ceiling. Moulded coving. Oak veneer doors to:-

Main Bedroom

Two Georgian style double glazed windows to front. Radiator. Moulded coving to ceiling. Oak veneer doors to:-

Walk in wardrobe

Sensor light. Moulded coving to ceiling. extensive hanging rails and shelving. Underfloor heating.

En-suite Shower

Extensively tiled walls and flooring, Inset spotlights. Chrome towel radiator. Suite comprising low flush WC with push button flush. Vanity wash hand basin with mixer tap and cupboards under. Enclosed shower cubicle, Mixer valve with hand attachment and rain head. Bathroom mirror with LED light.

Bedroom 2

Georgian style double glazed window to rear. Radiator. Moulded coving to ceiling.

Bedroom 3

Georgian style double glazed window to rear. Radiator. Moulded coving to ceiling.

Family Bathroom

Georgian style double glazed window to side. Towel Radiator. Inset lighting to ceiling. Extensively tiled walls and flooring in complementary ceramics with inset niche feature and under floor heating. Free standing roll top bath with pedestal mixer tap and hand attachment. Low flush WC. Wall mounted vanity unit with countertop 'his & hers' wash hand basins with mixer taps and LED lighting. Extractor fan.

Rear Garden

Decking patio area. Mainly laid to lawn. Shrub and flower boarders, Timber shed. Slate shingle sun patio. Water tap, Lighting. side access.



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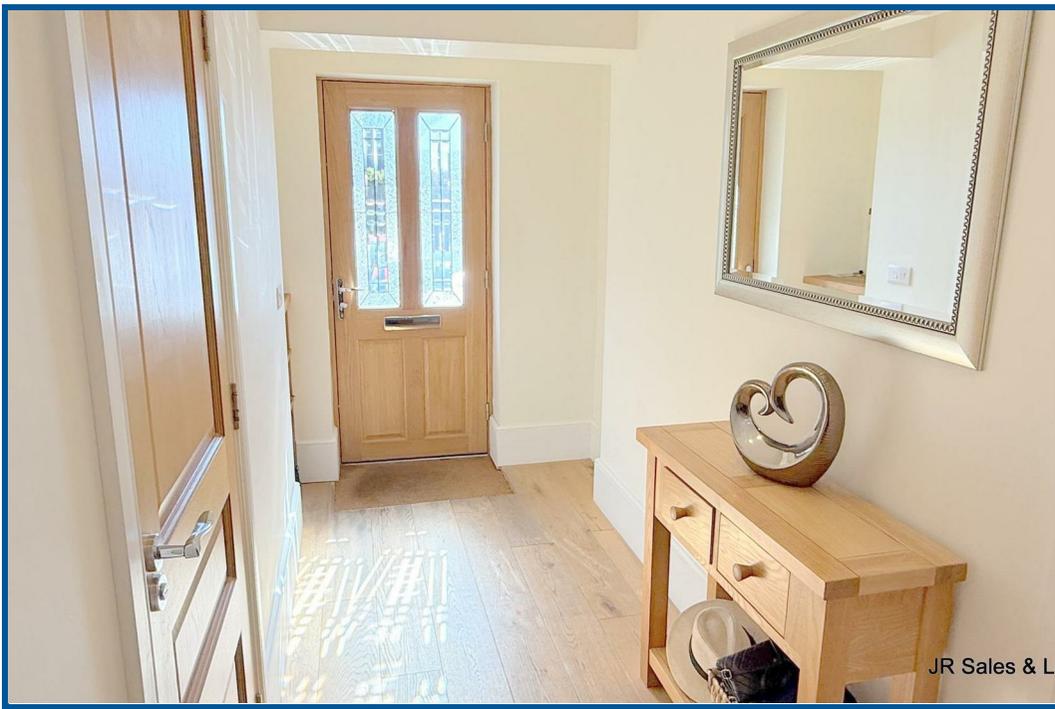


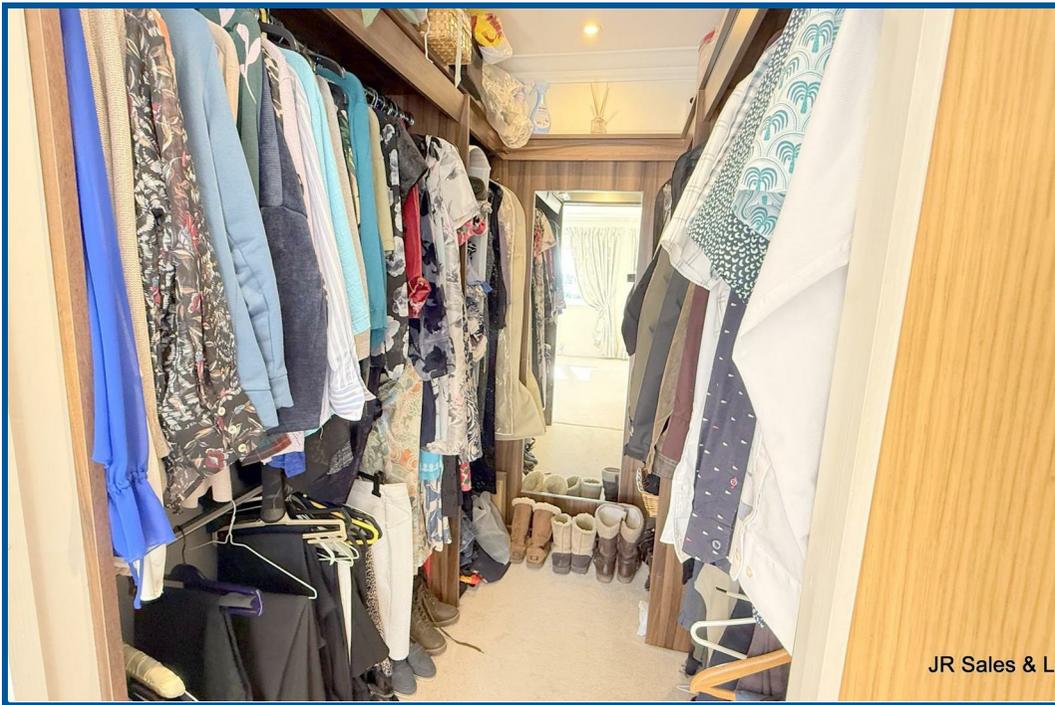
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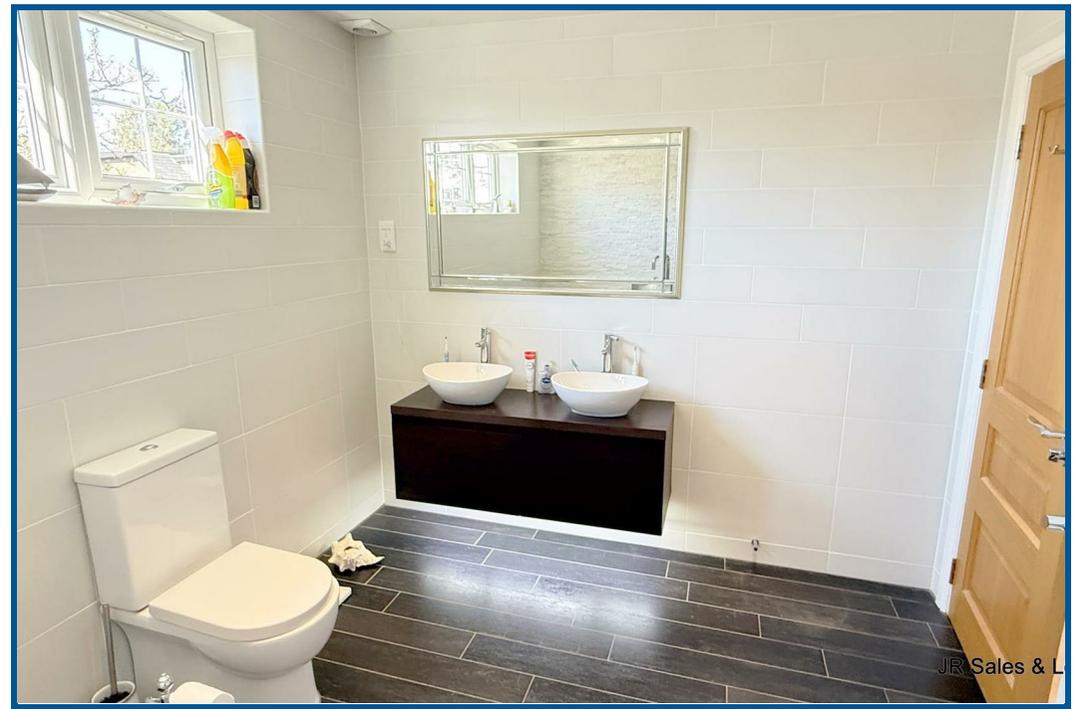
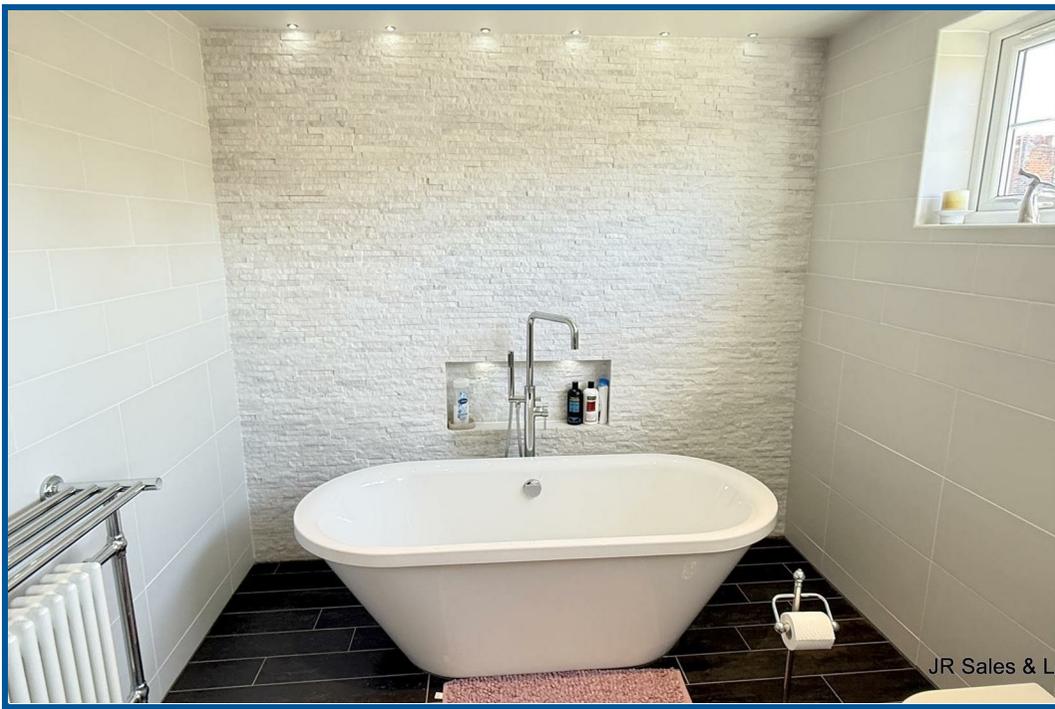
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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

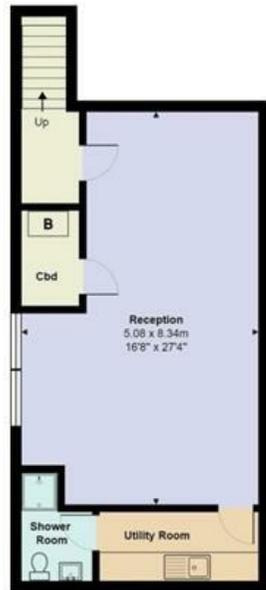
Current: **72** Potential: **77**

England & Wales EU Directive 2002/91/EC

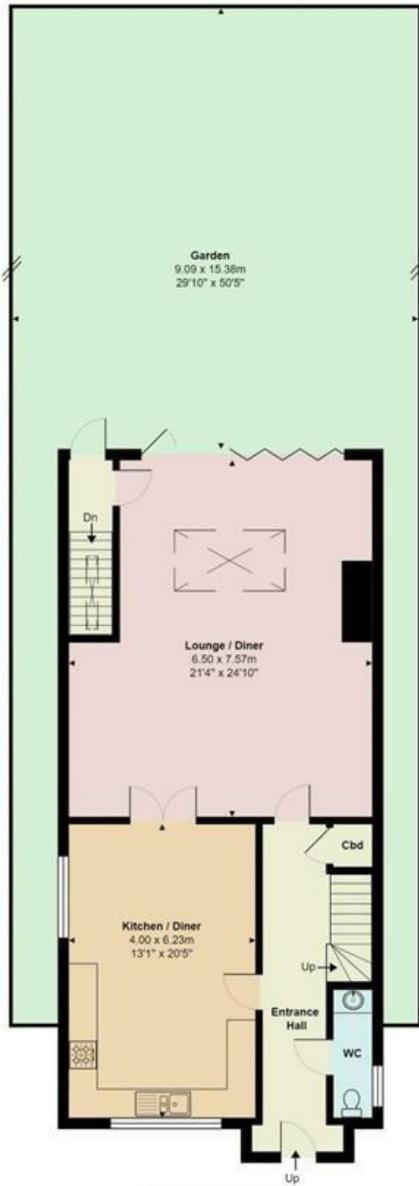
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Basement
Area: 52.5 m² ... 565 ft²



First Floor
Area: 92.2 m² ... 992 ft²



First Floor
Area: 65.6 m² ... 706 ft²



Oak Lane, Cuffley, Potters Bar, EN6 4JZ

Total Area: 210.3 m² ... 2263 ft² (excluding garden)
All measurements are approximate and for display purposes only