



**High Ridge  
Cuffley**



**£849,950  
Freehold**

A superb two/three-bedroom bungalow in this sought-after turning just off the prestigious Tolmers Road. The property features beautifully maintained gardens, ample parking, a double garage, and is ideally located close to pleasant nearby woodland walks. Inside, there is a bright and spacious living room with a contemporary fireplace, leading through to a dining room overlooking the garden. The kitchen/breakfast room is well equipped, and there is the added benefit of a useful lean-to. There are two double bedrooms, with the principal bedroom enjoying both an en-suite dressing area and a shower room. A family bathroom completes the main accommodation. An inner split level landing leads to a shower room/WC Stairs and to a third bedroom/study, situated behind the double garage, with a Storage/wine cellar just off it. The property also offers plenty of potential to extend, subject to the usual planning permissions. Ideally located just under a mile from the village shops, Cuffley School, and the mainline station, with attractive woodland walks close by. Viewing is highly recommended and strictly by appointment only.

- **Sought-after location just off prestigious Tolmers Road**
- **Two/three-bedroom bungalow with flexible accommodation**
  - **Beautifully maintained private gardens**
  - **Bright and spacious living room with contemporary fireplace**
    - **Dining room overlooking the garden**
- **Well-equipped kitchen/breakfast room with additional lean-to**
- **Principal bedroom with dressing area and en-suite shower room**
  - **Family bathroom plus separate shower room/WC**
- **Double garage, ample parking, wine cellar, and study/third bedroom**
- **Close to village shops, Cuffley School, mainline station and nearby woodland walks**

#### **Front**

Laid lawn. Shrub and flower borders. Block paved driveway for 4 cars. Steps up to the front door with a hand rail.

#### **Entrance**

UPVC entrance door to the:-

#### **Porch**

Opaque double glazed Georgian style windows to the front. Ceramic tiled floor. Coving to ceiling. Glazed door with feature cut glass and side windows to the:-

#### **Hallway**

Radiator. Coving to ceiling. Wall lights. Built in airing cupboard housing the immersion cylinder. Access to part boarded loft space via a pull down ladder. Built in cloaks and shoe cupboard. Steps to the split level hallway. Hardwood oak glazed double doors into the Living Room. Hardwood oak glazed door to kitchen. Doors to:-

#### **Bedroom 1**

Double glazed window to the front. Double radiator. Range of fitted wardrobes with bed recess. Matching chest of drawer. Coving to ceiling. Wall light. Archway to a:-

#### **Dressing Room**

Double glazed window to the side. Radiator. Fitted wardrobe. Coving to ceiling. Wall light. Door to an:-

#### **En-Suite Shower Room**

Low flush W.C. Motion sensor light. Pedestal wash hand basin. Quadrant tile enclosed shower cubicle with an Aqualisa shower. Towel radiator. Shaver socket. Extractor fan. Extensively tiled walls.

#### **Bedroom 2**

Double glazed windows to the rear. Radiator. Coving to ceiling. Extensive range of fitted wardrobes with bed recess. Further wall of wardrobes with matching chest of drawers.

#### **Bathroom**

Opaque double glazed window to side. Wall vent. Extensively tiled walls. White suite comprising of panel bath with power shower and shower screen. Pedestal wash hand basin. Low flush WC. Shaver socket. Radiator.

#### **Living Room**

Double glazed windows to the front. Opaque double glazed windows to the side. Three radiators. Contemporary limestone fireplace with inset pencil line and gas fire. Oak double doors with side windows to the:-

#### **Dining Room**

Double glazed door to the garden with side windows. Double glazed windows to the rear. Opaque double glazed windows to the side. Two double radiators. Laminate wooden floor. Wall lights. Glazed oak door into the:-

#### **Kitchen/Breakfast Room**

Double glazed Velux sky light. Double glazed window to the rear and side. The kitchen comprises of wall and base fitted units with rolled edge worksurfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Plumbing and space for a washing machine. Bosch dishwasher. Four ring gas hob with extractor fan over. Tiled splash backs. Eye-level double oven. Integrated fridge. Storage cupboard. Oak glazed door to inner stairs. Double glazed door to :-

#### **Lean-To**

Double glazed door to the rear and double glazed window to the side. Tiled floor. Wall mounted wash hand basin. Electric heater. Wall light.

#### **Split Level Landing**

Double glazed window to the side. Opens to a:-

#### **W.C./Shower Room**

Opaque double glazed window to the side. Pedestal wash hand basin. Low flush W.C. Radiator. Tile enclosed shower cubicle with electric Triton shower. Extensively tiled walls. Extractor fan.

#### **Study**

Opaque double glazed door to side. Double glazed window to the rear. Double radiator. Coving to ceiling. Door to:-

#### **Double Garage**

Electric up and over door. Wall mounted gas boiler. Plumbing and space for a washing machine and fridge freezer. Door to a:-

#### **Cellar/Undercroft**

Storage area with reduced head height. Power and lighting.

#### **Garden**

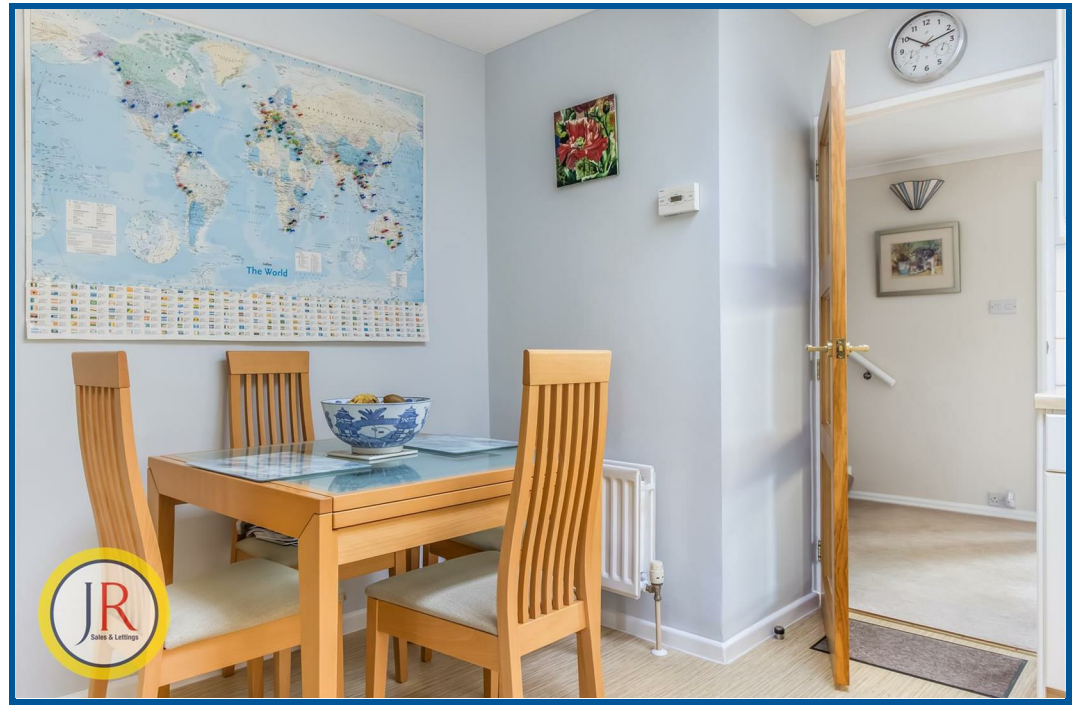
Large Indian sandstone patio area. Raised shrub and flower borders. Laid lawn. Feature pond with waterfall. Timber glazed shed to the side. Side access via a wrought iron gate. Upper level with further lawn, timber shed and sun patio.

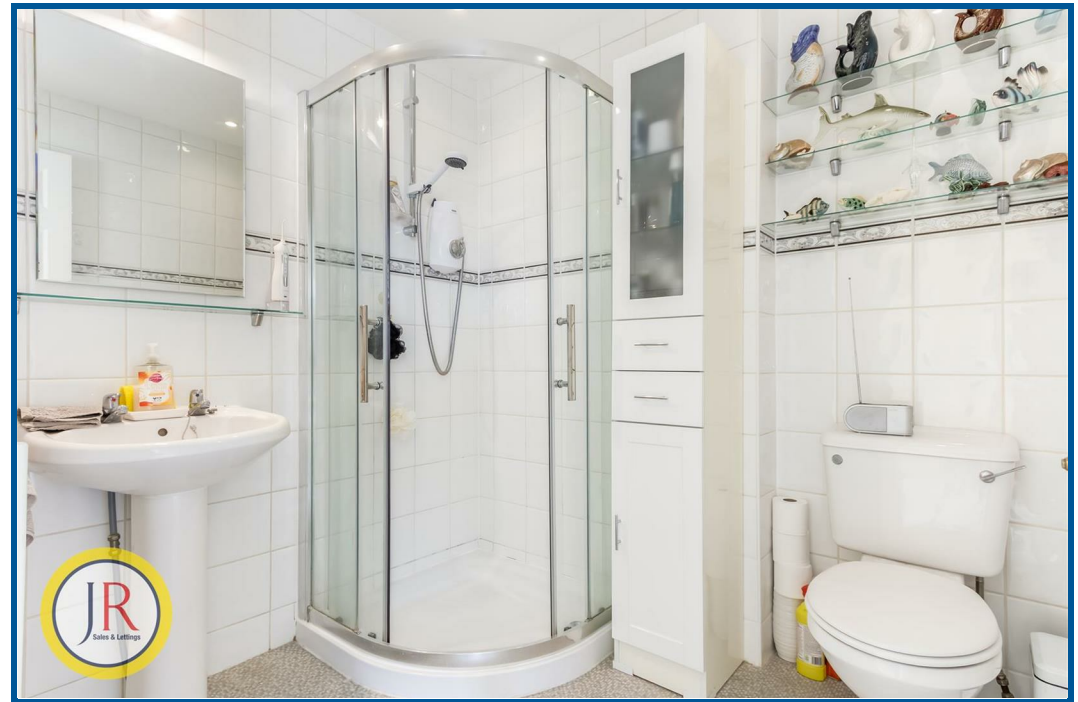
Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.





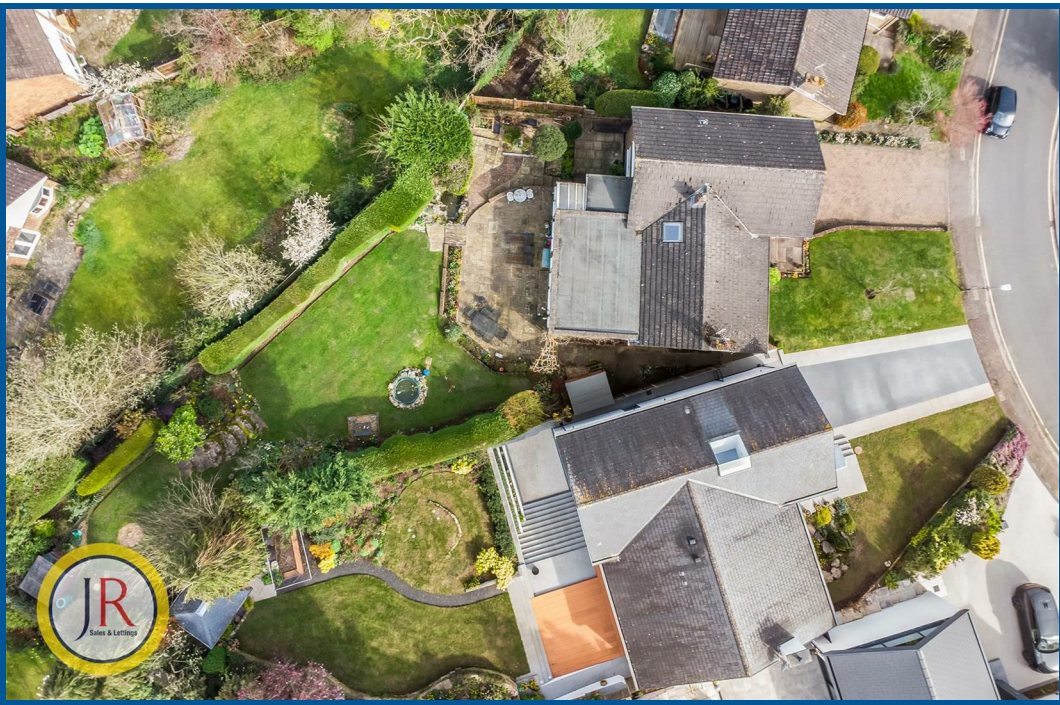






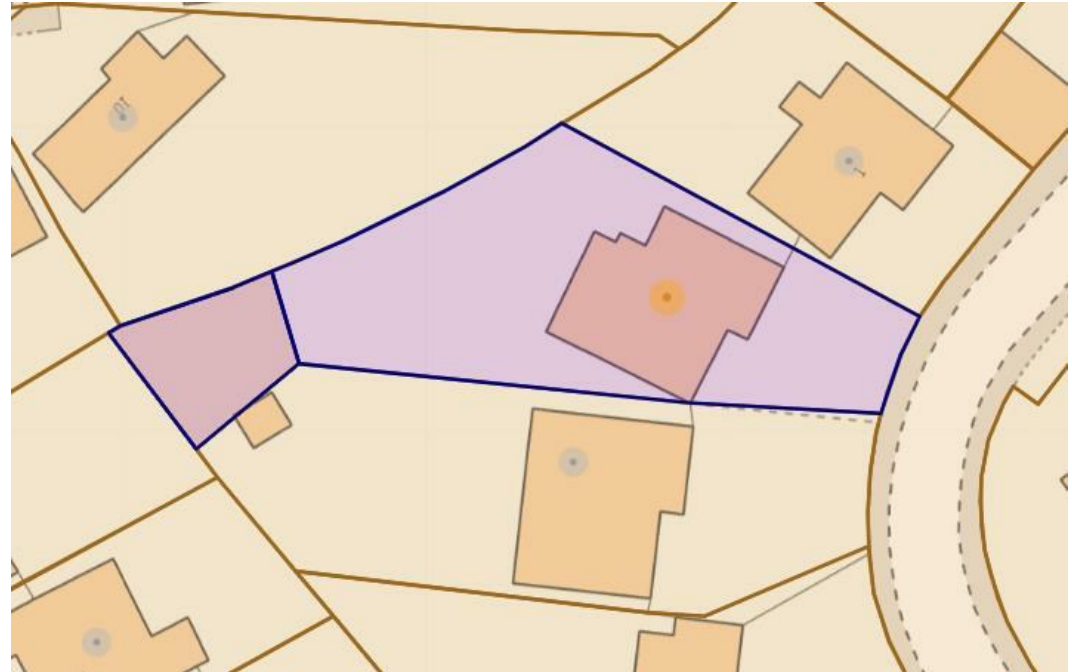






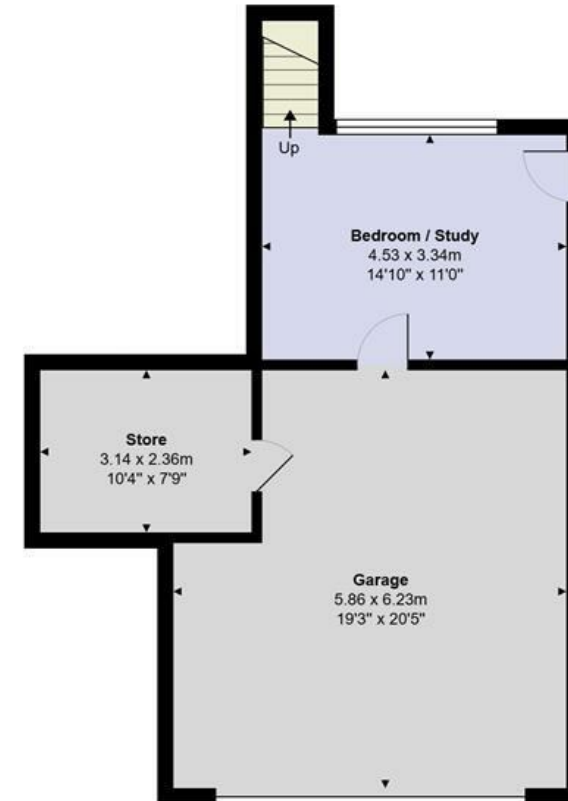
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**Ground Floor**  
Area: 150.1 m<sup>2</sup> ... 1615 ft<sup>2</sup>



**Lower Ground Floor**  
Area: 58.6 m<sup>2</sup> ... 630 ft<sup>2</sup>



**High Ridge, Cuffley, Potters Bar, EN6 4JH**

Total Area: 208.6 m<sup>2</sup> ... 2246 ft<sup>2</sup>

All measurements are approximate and for display purposes only