

Colesdale
Cuffley

JR
Sales & Lettings

£849,950
Freehold

Chain Free - Finished to an exceptional standard throughout, this impressive four-bedroom semi-detached family home has undergone a comprehensive refurbishment, combining high-quality materials with a sleek, contemporary design. The result is a stylish yet practical home offering generous and flexible living space ideal for modern family life.

At the heart of the property is a stunning, high-specification kitchen featuring Neff appliances and marble worktops, complemented by two beautifully appointed bathrooms, a ground floor WC, a separate utility room, and a versatile playroom. Behind the scenes, the home has been fully rewired and replumbed and further benefits from CCTV, an alarm system, and a modern heating system, ensuring both comfort and peace of mind.

Outside, the landscaped rear garden has been thoughtfully designed with a block-paved patio, creating an ideal space for entertaining and family enjoyment. To the front and side, a large private driveway offers ample parking for multiple vehicles, including gated side access and an EV charging point.

Offered to the market with no onward chain, this outstanding property is perfectly positioned within a short walk of Cuffley School, the village shops, and the mainline station to Moorgate, while George V Playing Fields and surrounding countryside walks are also close at hand.

- **Spacious four-bedroom semi-detached home extensively refurbished throughout**
- **Luxury high-specification kitchen fitted with Neff appliances and Quartz Calacatta worktops**
- **Two stylish bathrooms and a ground floor WC**
- **Utility room and additional playroom, ideal as a family room, study, or home office**
- **Landscaped rear garden with a block-paved patio for outdoor entertaining**
- **Large private driveway with further gated parking to the side**
- **Rewired, with new plumbing and modern heating system**
- **Generous and versatile family living space throughout**
- **Offered for sale with no onward chain**
- **Conveniently located within a few minutes' walk of Cuffley School, village shops, and the Main Line Station to Moorgate, with George V Playing Fields and scenic country walks nearbys**

Front
Large Block paved driveway for multiple vehicles. Gated side entrance to further block paved driveway along side house. Ornate brick walls. EV wall charger.

Entrance
Composite Opaque double glazed entrance doors to the:-

Entrance Porch
Herringbone Amtico flooring with pencil line. Molded coving to ceiling. Inset spotlights to ceiling. Feature column radiator. Stylish glazed black doors to:-

Lobby Area
Stairs to first floor with contemporary black metal spindles and carpet runner. Understairs storage cupboard. Moulded coving to ceiling. Inset spotlights to ceiling. Herringbone Amtico flooring with pencil line. Feature column radiator. Open planned to the Living room/diner, Black finished door to:-

Playroom/Study
10'8 x 9'8
Double glazed window to side. Moulded coving to ceiling. Inset spot lights. Feature column radiator.

Open Planned Living Room/Diner
22'9 x 12'
Dual aspect with double glazed windows to the front. Double glazed black aluminum bi-folding doors to the garden. Feature column radiators. Herringbone Amtico flooring with pencil line. Moulded coving to ceiling. Inset spotlights. Feature Media wall with inset for TV shelving with lighting and inset electric fire. Built in storage/cloaks cupboard. Open planned to:-

Kitchen
32'11 x 7'9
Double glazed windows to the rear. Newly fitted contemporary range of 'Ink Black' shaker style wall and base units with Marble worktops over incorporating underslung sink with double drainer and 'Boiling' mixer tap. Matching upstands and splash back. Neff induction hob with extractor fan Over. Two built in Neff 'Hide & Slide' ovens and Two. Neff combi oven/microwave/grill. Integrated full height fridge. Integrated full height freezer. Integrated Neff dishwasher. Cupboard housing Vaillant combi boiler. Black finished door to:-

Utility Room/ Ground Floor W.C.
Double glazed window to the side. 'Ink Black' shaker style wall and base units with Marble worktops with upstands over incorporating underslung sink with drainer grooves and mixer tap. Fitted unit with space and plumbing for washing machine and space for tumble dryer in stack formation. Wall mounted boiler. Low flush W.C. with push button flush. Herringbone Amtico flooring with pencil line.

First Floor
Access to loft space. Radiator. Moulded coving to ceiling. Inset spotlights. Doors to:-

Bedroom 1
11'8 x 9'11
Double glazed window to the front. Radiator. Fitted black aluminum sliding mirrored wardrobes. Moulded coving to ceiling. Inset spotlights.

En-Suite Shower Room
Extensively tiled walls in porcelain marble effect tiles. Black framed walk-in double shower cubicle with matte black mixer valve, rain head and hand attachment. 'His and Hers' semi-counter wash basins with mixer taps built into attractive units with cupboards. WC with concealed cistern with push button flush. Electric underfloor heating. Fitted mirror with LED lighting and demisting. Black towel radiator. Opaque double glazed window to the rear. Moulded coving to ceiling. Inset spotlights.

Bedroom 2
12'10 x 10'3
Double glazed window to the front. Double radiator. Fitted wardrobes. Moulded coving to ceiling. Inset spotlights.

Bedroom 3
11'7 x 8'
Double glazed window to the front. Double radiator. Fitted black aluminum sliding mirrored wardrobes. Moulded coving to ceiling. Inset spotlights.

Bedroom 4
13'3 x 7'2
Double glazed window to the rear. Radiator. Moulded coving to ceiling. Inset spotlights.

Family Bathroom
Opaque double glazed window to the rear. Suite comprising of panel bath with matte black mixer tap and hand attachment and glass screen. Extensively tiled walls in porcelain marble effect tiles. Black towel radiator. Semi-countered wash hand basin with mixer taps built into attractive unit with cupboards under. WC with concealed cistern with push button flush. Electric underfloor heating. Fitted mirror with LED lighting and demisting. Electric underfloor heating. Moulded coving to ceiling. Inset spotlights.

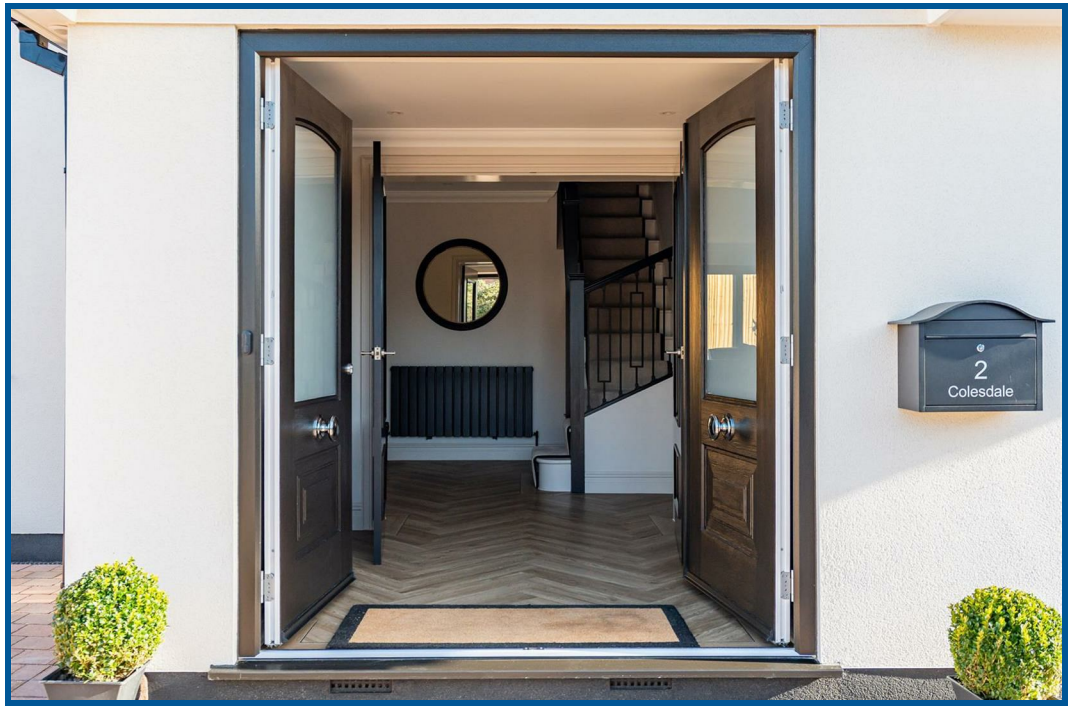
Garden
Landscaped Garden. Mainly laid to lawn with Sleeper shrub and flower borders. Block paved patio area, which lead around the side and gate to the front. Hot and cold outside taps. Lighting.

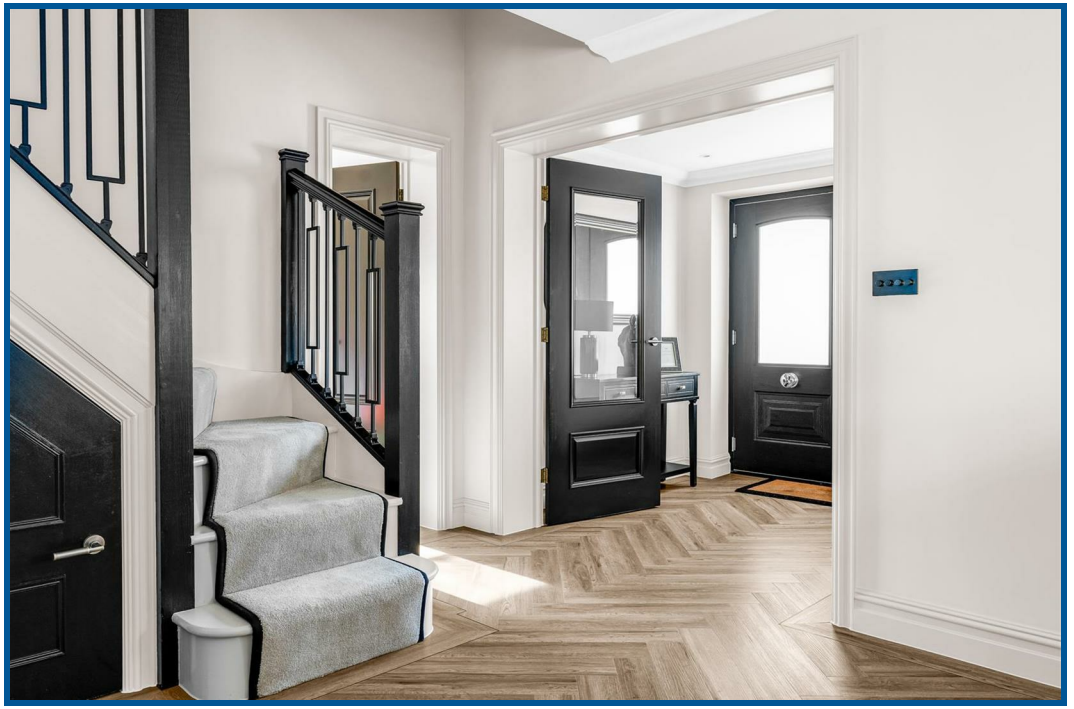
Garage
19'8 x 10'
Up and over door. Power and lighting. Double glazed window to the side. Courtesy door to the garden.

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.

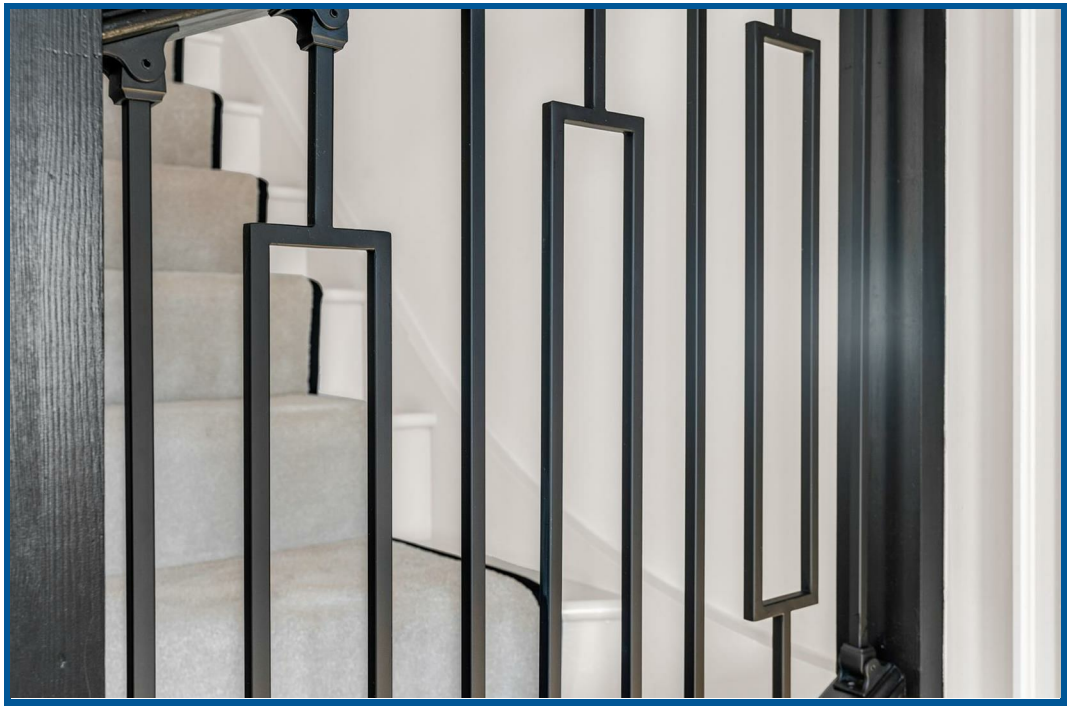





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Colesdale

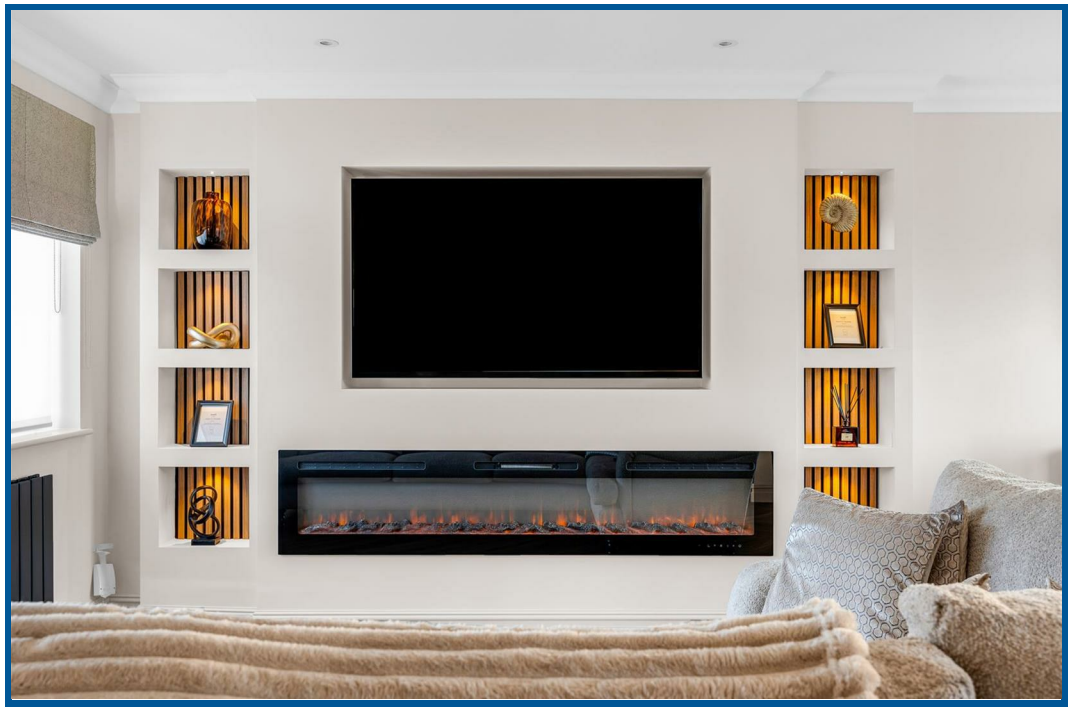













AMBER
WOOD















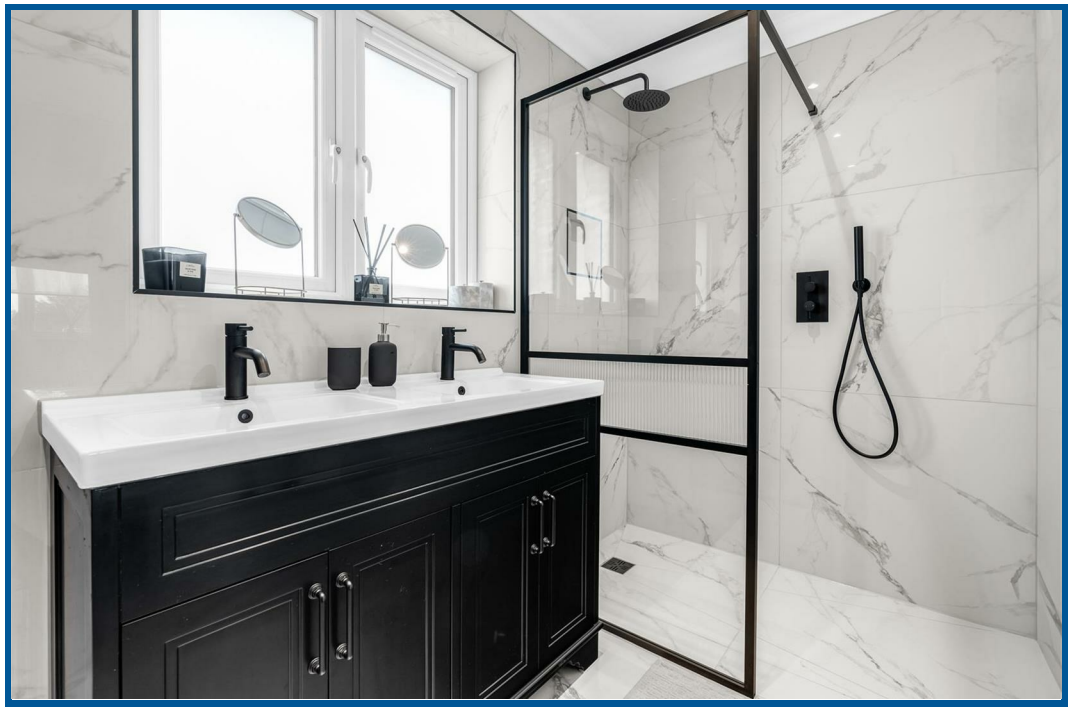


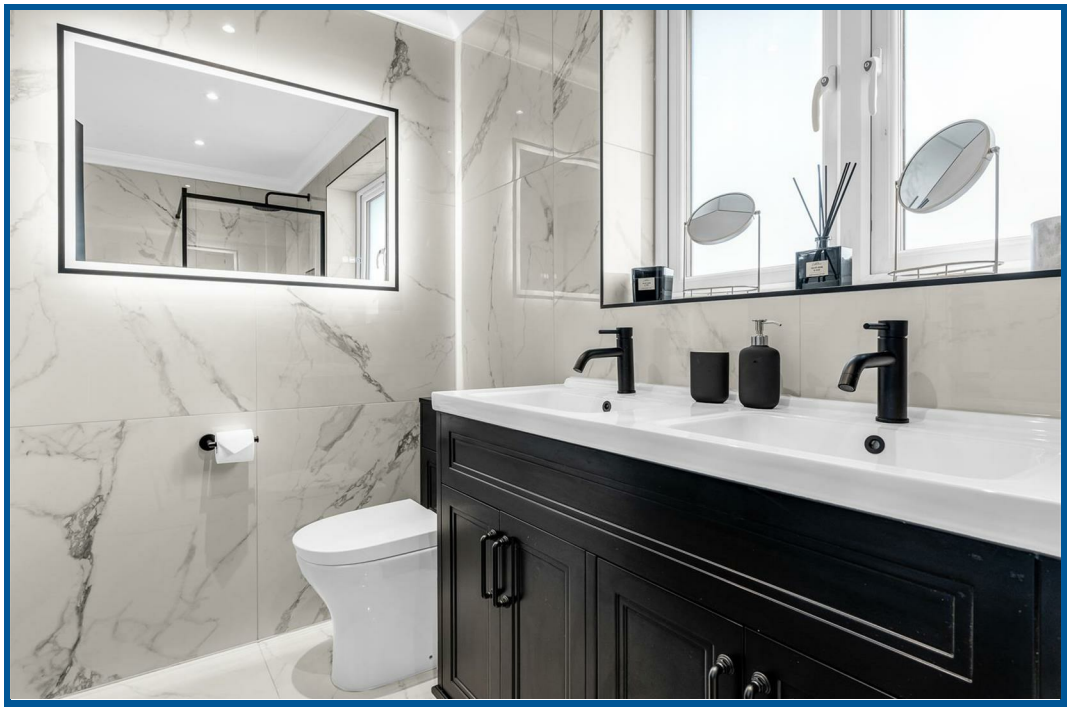


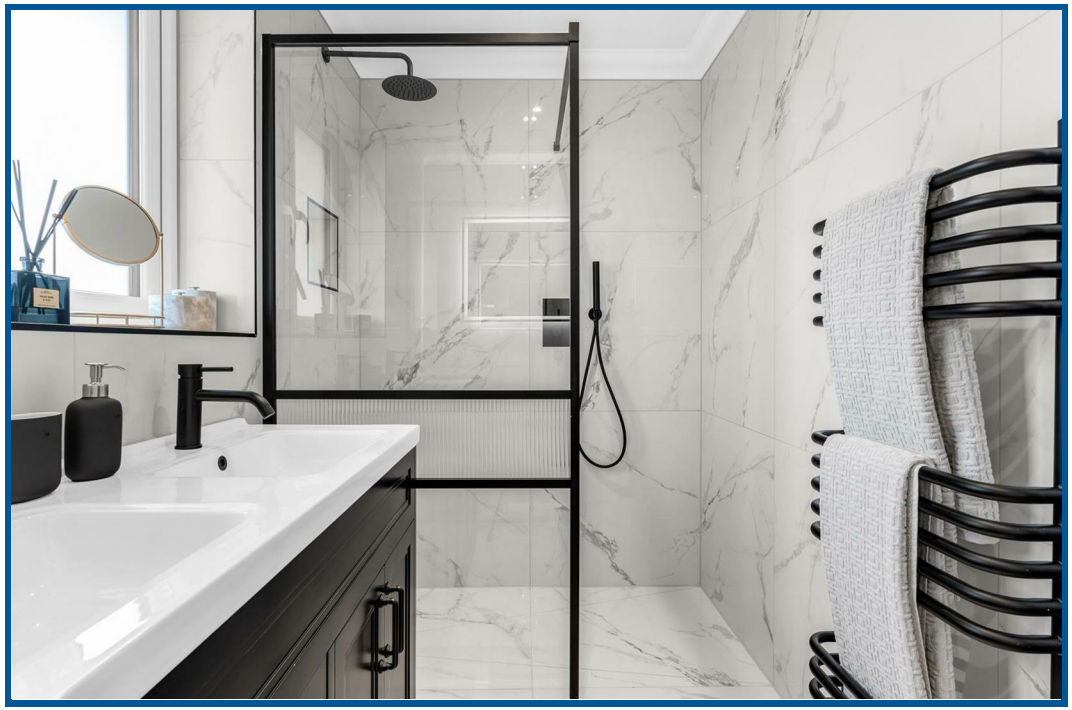




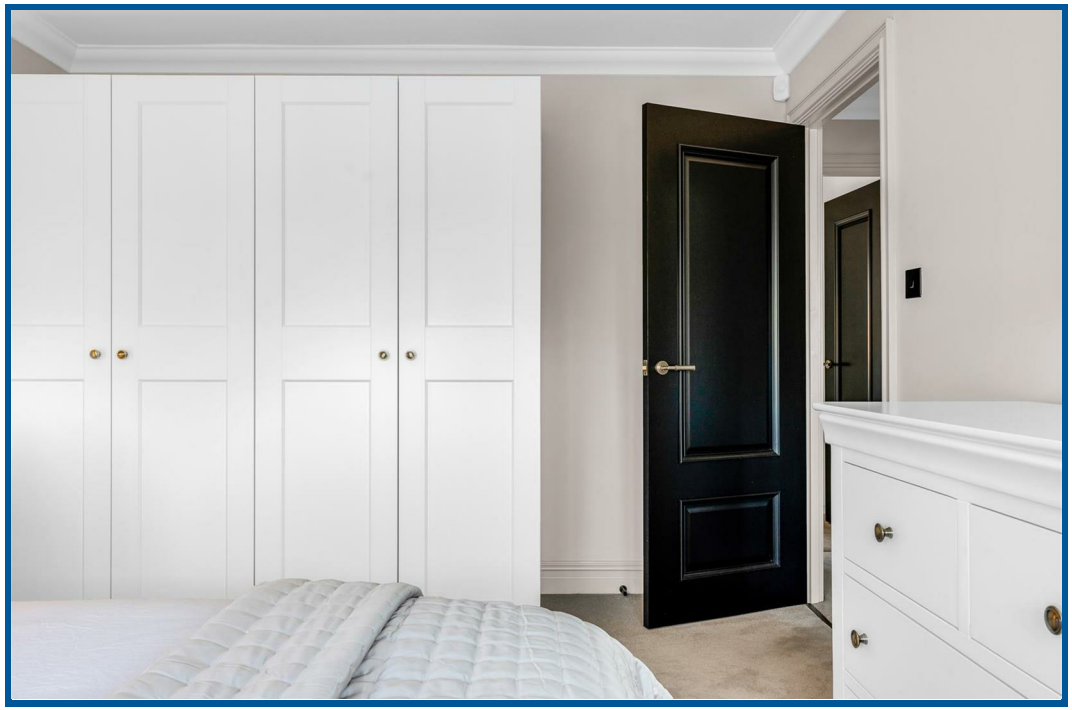








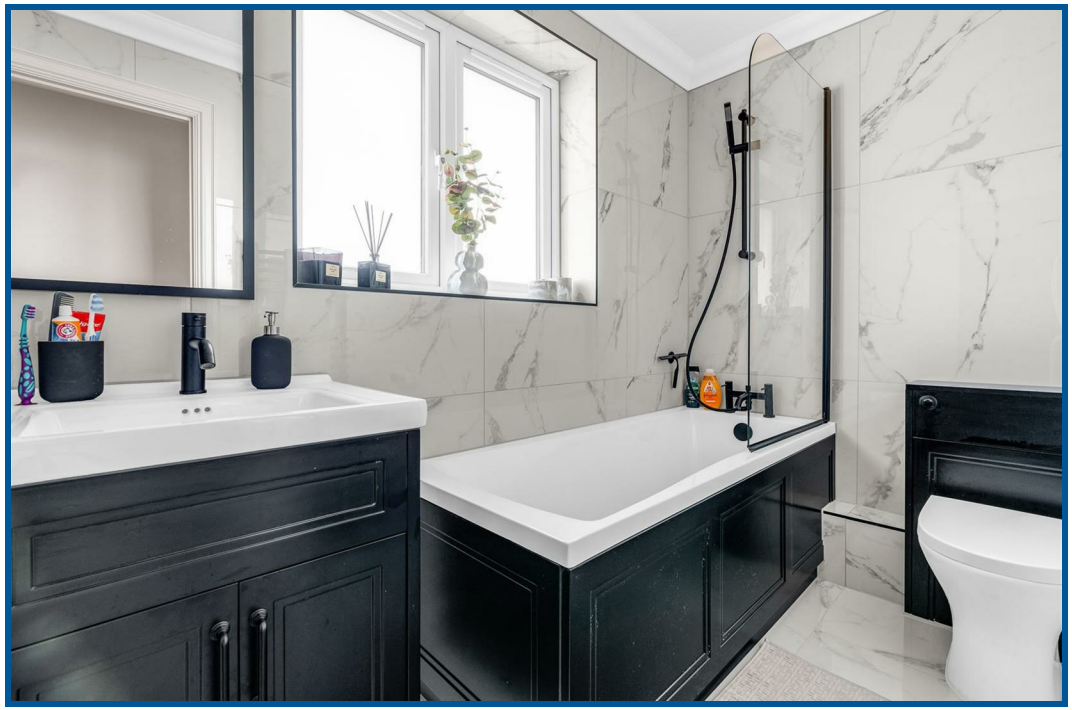




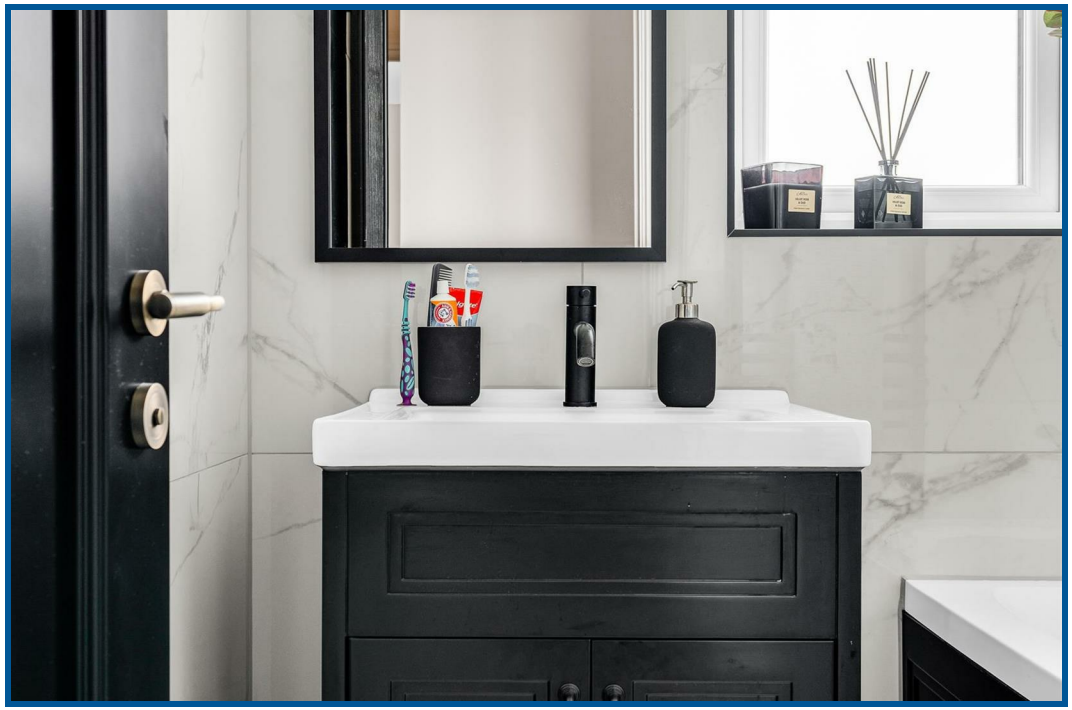








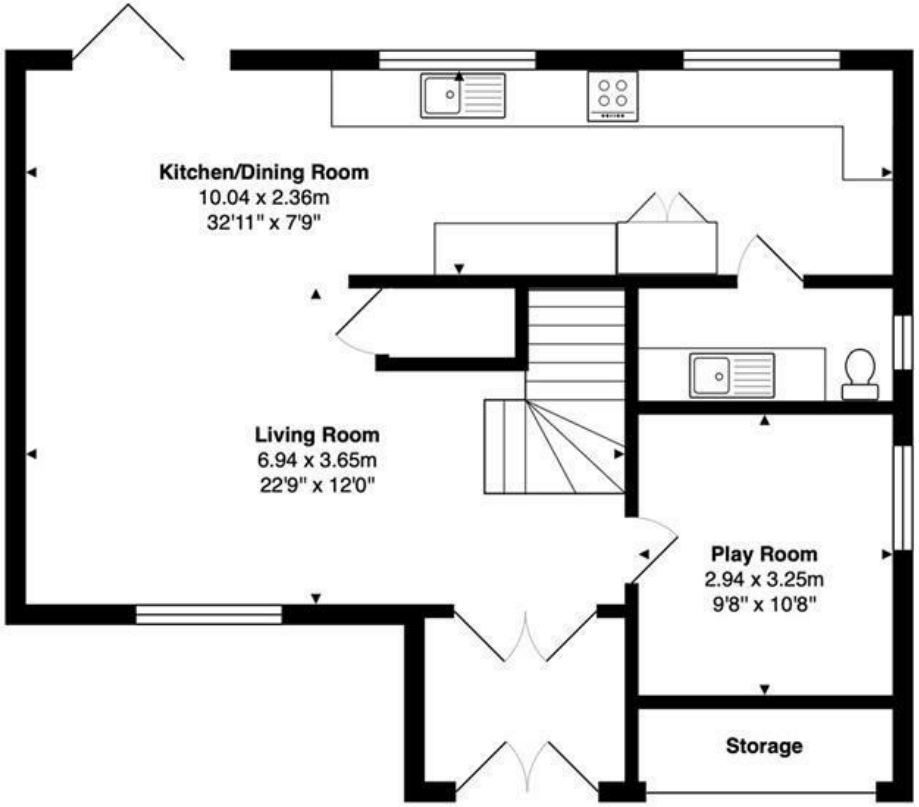




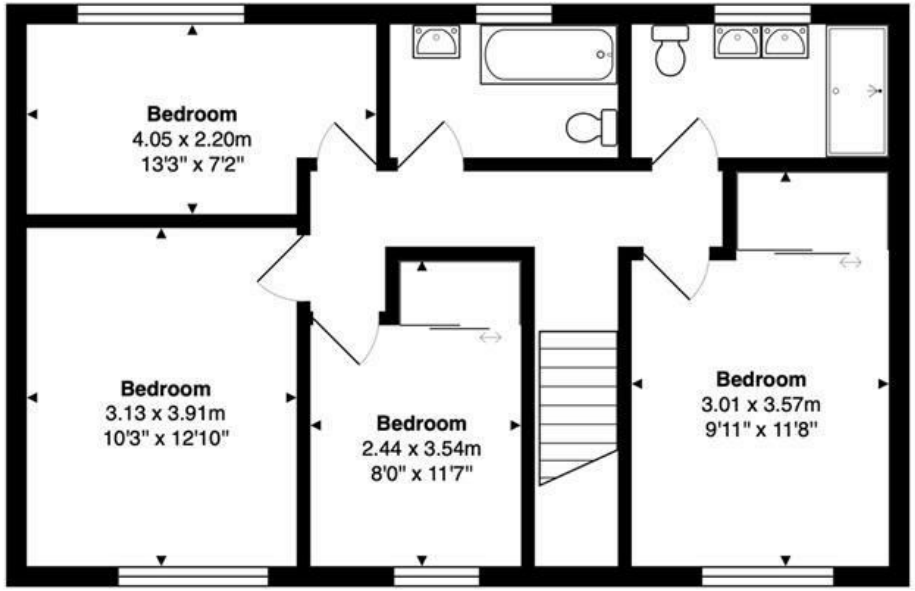






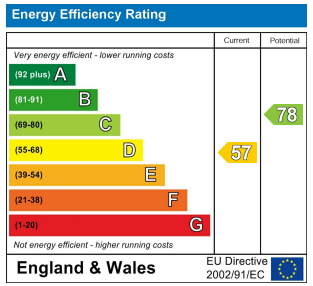


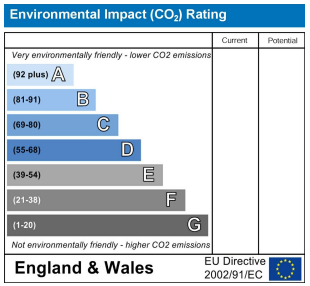
Ground Floor
Area: 73.2 m² ... 788 ft²



First Floor
Area: 62.6 m² ... 674 ft²

Total Area: 135.8 m² ... 1462 ft²





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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