Michael Wright Estate Agents

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HOMEWOOD AVENUE, CUFFLEY, EN6

Located just off the desirable Tolmers Road in Cuffley Village and only a 10 minute walk to Cuffley Station (direct line into Finsbury Pk & Moorgate) and the local parade, Michael Wright are pleased to offer for sale this charming, detached chalet-style property.
Entering under the oak framed porch into the reception-sized entrance hall, the property offers a cosy, yet modern & convenient feel. There is a large 23ft kitchen/diner with bifold doors out to the garden, a living area accessed from the kitchen. The right wing has been sectioned off to offer an independent, self-contained 1-2 bedroom maisonette (perfect for an Older Teen or Parent to have their own private space) OR could quite easily be incorporated back into the main house. To the first floor there are 3 bedrooms and 2 bathrooms, whilst outside there is landscaped garden with it's designated zones and large log cabin / studio at the rear. In the front there is a gravel driveway for several cars.

ACCOMMODATION

* INVITING ENTRANCE HALL * 23FT LUXURY FITTED KITCHEN/DINER * SEPARATE LIVING ROOM * UTILITY ROOM * RIGHT WING HAS BEEN SETUP AS AN INDEPENDENT 1-2 BEDROOM ANNEXE * MASTER BEDROOM WITH ENSUITE SHOWER ROOM * 2 FURTHER BEDROOMS * FAMILY BATHROOM * LANDSCAPED REAR GARDEN WITH LARGE LOG CABIN/STUDIO * OFF STREET PARKING FOR SEVERAL CARS *
* SERVICES: GAS CENTRAL HEATING * UNDERFLOOR HEATING TO GROUND FLOOR * FEATURES: DOUBLE GLAZING * HOME CINEMA SYSTEM * NEWLY CARPETED AND FRESHLY DECORATED *

PRICE: £940,000 FREEHOLD

PORCH ENTRANCE

Thick timber-framed porch with tiled roof adding extra character to the frontage and providing a covered entrance.

ENTRANCE HALL 17'2 x 12'6 (5.23m x 3.81m)

Enter into the bright & welcoming, 17ft reception-sized entrance hall with double glazed leaded window to the front with radiator beneath, laminate flooring, plenty of storage cupboards & winding staircase upto the first floor.

ENTRANCE HALL (pic 2)

LIVING ROOM 12'6 x 11'5 (3.81m x 3.48m)
Accessed via the kitchen/diner. Double glazed leaded window to front with plantation shutters & radiator beneath, tiled flooring, feature brick fireplace, cupboard with shelves above fitted to alcove, exposed brick feature wall through to kitchen/diner.

LIVING ROOM (pic 2)

KITCHEN / DINER 23'4 x 16'5 (7.11m x 5.00m)

This kitchen/diner is the heart of the home, having been recently fitted. 5-pane bi-folding doors to the rear leading out to the garden, tiled floor. Fitted with contrasting walnut & white coloured wall & base units and topped with stone worktops. A wall of floor to ceiling units to one wall with integrated ovens & microwave, another bank of wall & base units on the opposite wall with the undermounted sink, whilst the focal point is the central island with base units beneath and a large induction hob with built-in extraction.

KITCHEN / DINER (pic 2)

KITCHEN / DINER (pic 3)

KITCHEN / DINER (pic 4)

UTILITY ROOM 8'4 x 4'3 (2.54m x 1.30m)
Double glazed window to the rear, tiled floor, plumbed for washing machine & tumble dryer, heated towel radiator and ample built-in storage.

ANNEXE (LOUNGE / KITCHEN) 14'0 x 10'6 (4.27m x 3.20m)
Double glazed french doors to the garden, laminate flooring, fitted with base units and topped with a laminate worktop, stainless steel sink with mixer tap and with space under for a fridge & plumbed for washing machine.

ANNEXE (BEDROOM 1) 14'10 x 8'1 (4.52m x 2.46m)
Double glazed bifolding doors to the side, opening to the side access, laminate flooring, neutrally decorated.

ANNEXE (BEDROOM 2) 10'6 x 7'8 (3.20m x 2.34m)
Double glazed leaded window to front with radiator beneath, laminate flooring, nautrally decorated, dado rail & coving.

ANNEXE (SHOWER ROOM) 8'1 x 6'10 (2.46m x 2.08m)
Double glazed window to rear, tiled floor & half tiled walls, shower cubicle with thermostatic shower, vanity unit with sink & mixer tap, concealed cistern WC.

FIRST FLOOR LANDING

BEDROOM 1 19'7 x 11'2 at widest points (5.97m x 3.40m at widest points)
Partly set under the eaves of the front dormer and French Doors to the rear, laminate flooring , spotlights to ceiling, Fitted wardrobes, door to ensuite.

BEDROOM 1 (pic 2)

ENSUITE SHOWER ROOM

Double glazed window to rear, tiled floor, fully tiled shower cubicle with thermostatic shower, vanity unit with cone shaped basic & mixer tap and mirrored cabinet over, WC.

BEDROOM 2 18'3 x 14'3 at widest points (5.56m x 4.34m at widest points)
Partly set under the eaves of the front-dormer, laminate flooring , spotlights to ceiling, Fitted wardrobes into the eaves.

BEDROOM 3 16'4 x 10'10 at widest points (4.98m x 3.30m at widest points)
Partly set under the eaves of the front-dormer with radiator under, laminate flooring , spotlights to ceiling.

BATHROOM
Double glazed window to rear, tiled to one wall, full sized bath with glass shower screen, wall-mounted basin & WC.

REAR GARDEN approx 70ft to the end (approx 21.34mft to the end)
Westerly facing rear garden, extending to approximately 70ft to the end of summerhouse. Arranged into zones with tiered astro-turf lawn, decked patio with covered pergola and at the end is the large 26ft Log cabin / Summerhouse.

REAR GARDEN (pic 2)

LOG CABIN / STUDIO 26'6 x 17'6 (8.08m x 5.33m)
Large 26ft long summerhouse built into the tapering section of the garden, laminated flooring, power & lighting.
Great space to be used as a home-office, workshop, gym/studio.

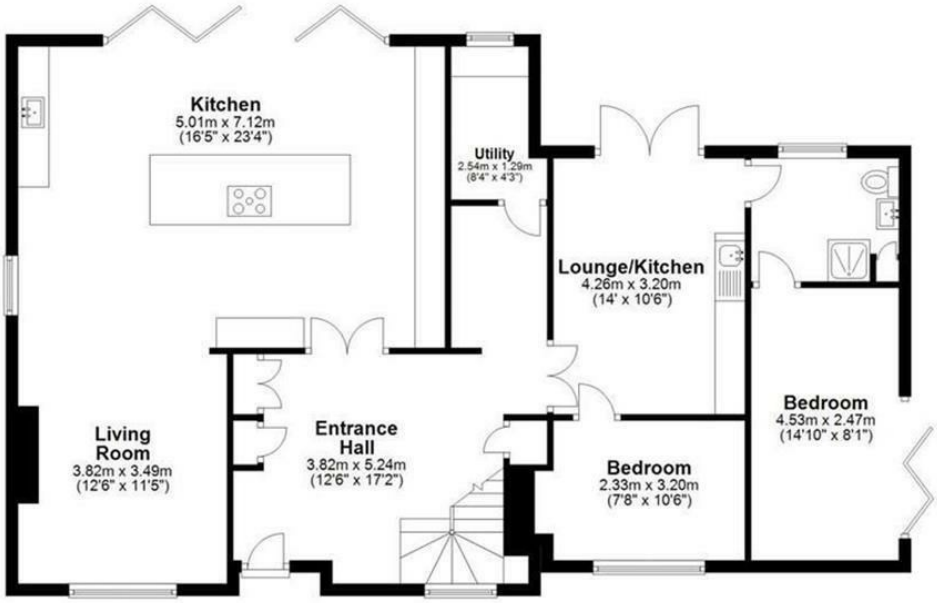
LOG CABIN / STUDIO (pic 2)

REAR ELEVATION

COVERED SIDE ACCESS

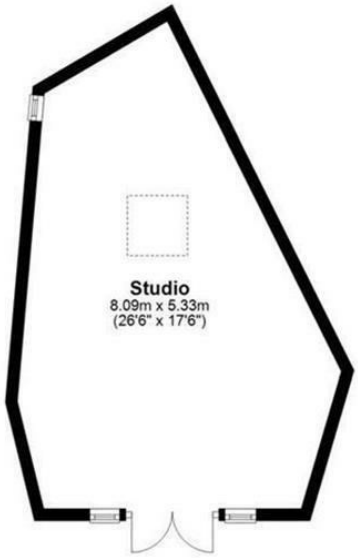
Ground Floor

Approx. 116.4 sq. metres (1252.9 sq. feet)



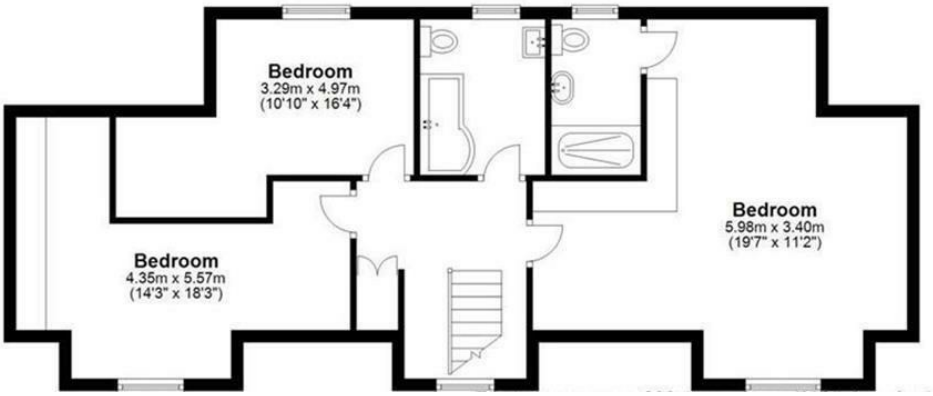
Outbuilding

Approx. 31.2 sq. metres (335.8 sq. feet)



First Floor

Approx. 74.8 sq. metres (805.6 sq. feet)



Homewood Avenue, Cuffley, EN6

Approx internal area: 2394 sqft (222 sqm)

All measurements are approximate and are for illustrative purposes only.

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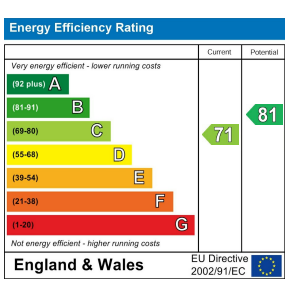

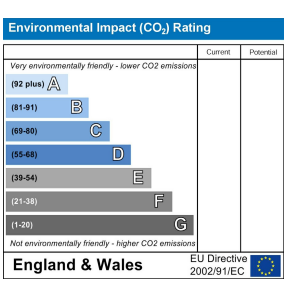

NAEA National Association of Estate Agents

PRS Property Redress Scheme

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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