



**Theobalds Close
Cuffley**

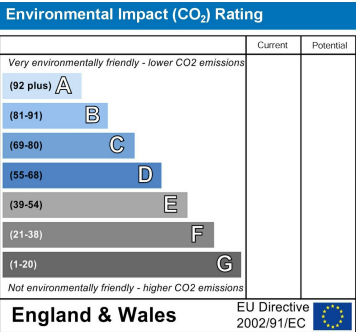
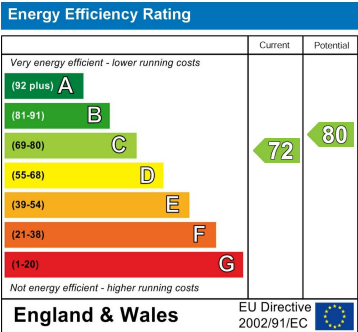


**£599,950
Freehold**

A most charming and beautifully presented two-bedroom bungalow, ideally situated just a short, level walk from Cuffley Village shops and local amenities.

The property enjoys a delightful south-facing rear garden, a private driveway, and a detached garage. Internally, the accommodation comprises a welcoming entrance hallway, two well-proportioned bedrooms, a convenient shower room, a spacious lounge/dining room overlooking the rear garden, and a fitted kitchen/breakfast room. An ideal home for those looking to downsize, retire or simply enjoy the benefits of single-storey living in a highly sought-after village location. Offering well-balanced accommodation, a delightful south-facing garden and excellent convenience to local amenities, this charming bungalow is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

- Charming and beautifully presented two-bedroom bungalow.
- Highly sought-after location within a short, level walk of Cuffley Village shops and amenities.
- Bright and spacious lounge/dining room overlooking the rear garden.
- Fitted kitchen/breakfast room with ample storage and workspace.
 - Two well-proportioned bedrooms.
 - Modern and convenient shower room.
- Delightful south-facing rear garden, ideal for relaxing and entertaining.
 - Private driveway providing off-street parking.
- Detached garage offering additional storage or parking.
- An ideal home for downsizers, retirees or those seeking comfortable single-storey living.



Front

Block paved driveway and path to the front door. Attractive shrub and flower borders. Carriage light.

Entrance

UPVC double glazed entrance door to the:-

Porch

Double glazed windows. Ceramic tiled floor. Hardwood glazed entrance door to the:-

Hallway

Coving to ceiling. Dado rail. Radiator. Access to loft space. Built in storage cupboard housing the meters. Double doors to living room. Doors to:-

Bedroom 1

11'9 x 11'11
Double glazed window to the front. Radiator. Range of fitted wardrobes with glass doors. Coving to ceiling.

Bedroom 2

8'5 x 8'6
Double glazed window to the side. Radiator. Coving to ceiling.

Shower Room

Opaque double glazed window to the side. Radiator. Coving to ceiling. Inset spotlights. Extractor fan. Low flush W.C. with push button flush. Cupboards with a semi countered sink and mixer tap with quartz effect top. Tile enclosed shower enclosure with mixer valve, rain head and hand attachment. Extensively tiled walls and flooring in complimentary ceramics.

Lounge/Dining Room

19'11 x 10'11
Entered by glazed French doors. Sliding double glazed doors to the garden. Wall lights. Coving to ceiling. Radiator. Bi-fold door to the:-

Kitchen/Breakfast Room

11'9 x 8'7
Double glazed door and windows to the rear. Wall mounted Bosch boiler. Coving to ceiling. inset spotlights. Range of wall and base fitted units with rolled edge worksurfaces over incorporating a ceramic 1 1/2 bowl sink with mixer tap and drainer. Tiled splash backs. Built in oven with four ring ceramic hob over and extractor fan above. Tiled splash backs. Integrated dishwasher, fridge freezer and washing machine. Glass display cabinets. Laminate wooden floor.

South Facing Garden

Paved patio area. Laid lawn. Shrub and flower borders. Decking area to the side. Lighting. Water tap. Pedestrian side access via a wooden gate.

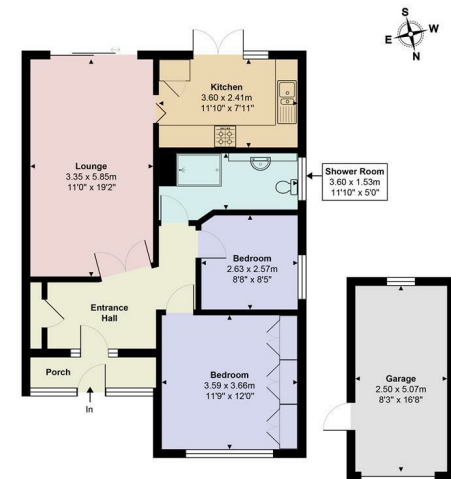
Garage

16'7 x 8'2
Up and over door. Courtesy door to the garden. Power and lighting. Window to the rear.









Theobalds Close, Cuffley, Potters Bar, EN6 4HJ

Total Area: 84.4 m² ... 908 ft²

All measurements are approximate and for display purposes only