Acorn House, Acorn Lane, Cuffley, EN6 4JQ

Price: £1,150,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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A deceptively spacious 5 double bedroom 4 bathroom detached family home set over 3 floors. This property is well presented and offers versatile accommodation. Ideal for multi-generational living with a self-contained annexe area. This property has 2 good size reception rooms, large kitchen/diner with bay windows. The annexe has a reception room with kitchenette, bedroom, and en-suite. The bedrooms on the 1st and 2nd floor are of generous proportions. This property has plenty of off-street parking, summerhouse and a 110ft south facing rear garden.

- 5 DOUBLE BEDROOM DETACHED FAMILY HOME
- 2 RECEPTION/4 BATHROOMS
- LARGE KITCHEN/DINER WITH BAY WINDOWS
- CONTAINED ANNEXE AREA
- OVER 3 FLOORS
- VERSATILE ACCOMMODATION
- 110FT SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- CUL DE SAC
- CLOSE TO AMENTITES

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FEATURES

DESCRIPTION
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ACCOMMODATION

GROUND FLOOR
ENTRANCE HALLWAY
RECEPTION ROOM
LIVING ROOM
KITCHEN/DINER- with bay windows
UTILITY ROOM
GROUND FLOOR CLOAKROOM
SELF CONTAINED ANNEXE – with reception room/ kitchenette, bedroom & En-Suite

FIRST FLOOR
4 BEDROOMS - one with En-Suite bathroom
FAMILY BATHROOM

SECOND FLOOR
BEDROOM - with En-Suite shower room

110FT SOUTH FACING REAR GARDEN
SUMMERHOUSE
OFF STREET PARKING

LOCATION
Acorn Lane is a cul-de-sac off Tolmers Road, close to Cuffley village with a range of shops, restaurants and mainline train station serving London's King Cross and Moorgate. Several highly regarded schools including Queenswood Girls' and Lochinver House boys' schools are nearby. Chancellors Secondary School and Goffs Secondary School are also close by along with Cuffley Primary School.

SERVICES
Gas Central Heating and Mains Drainage.
Council Tax Band G

LOCAL AUTHORITY
Welwyn Hatfield Council

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £50 plus vat per person.

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Approximate Gross Internal Area 2748 sq ft - 256 sq m
(Excluding Outbuilding)
Ground Floor Area 1319 sq ft – 123 sq m
First Floor Area 1084 sq ft – 101 sq m
Second Floor Area 345 sq ft – 32 sq m
Outbuilding Area 175 sq ft – 16 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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