



**Cranfield Crescent
Cuffley**



**£995,000
Freehold**

A beautifully presented and generously extended four-bedroom detached family home, offering spacious and versatile accommodation throughout.

The ground floor features three well-proportioned reception rooms, providing excellent space for both family living and entertaining. A well-appointed fitted kitchen, convenient ground floor cloakroom/WC, and an integral garage further enhance the practicality of this impressive home. Upstairs, the property boasts four genuine double bedrooms, including a spacious principal bedroom with its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from an attractive frontage with a private driveway providing off-street parking, while the rear garden offers a delightful outdoor space ideal for relaxing, entertaining, or family enjoyment.

Ideally situated within easy reach of Cuffley village, residents can enjoy a wide range of local shops, cafés, restaurants, highly regarded schools, and everyday amenities. Cuffley mainline station provides regular direct services to Moorgate, making this an excellent choice for commuters seeking a balance of village living and convenient access to central London.

Combining generous living space, a sought-after location, and excellent family accommodation, this is a wonderful home that is sure to appeal to a wide range of buyers.

- **Beautifully presented and extended detached family home**
- **Four spacious double bedrooms**
- **Principal bedroom with en-suite shower room**
- **Three versatile reception rooms**
- **Well-appointed fitted kitchen**
- **Ground floor cloakroom/WC**
- **Modern family bathroom**
- **Integral garage and private driveway parking**
- **Attractive front and rear gardens**
- **Walking distance to Cuffley village, local amenities and mainline station with direct trains to Moorgate**

Front

Landscaped with block paving and parking for multiple cars. Shrub and flower borders. Steps to a:-

Storm Porch/Canopy

UPVC double glazed entrance door to the:-

Hallway

Double glazed window to the front. Laminate wooden floor. Radiator with decorative cover. Moulded coving to ceiling. Door to the:-

Lounge

Double glazed bay window to the front. Two radiators (one with decorative cover). Moulded coving to ceiling. Dado rail. Stairs to first floor with timber balustrade and storage cupboard under. Part laminate floor. Feature electric log burner style fireplace with wooden surround with brick inset and hearth. Double doors to:-

Dining Room

Double glazed patio doors to the garden. Moulded coving to ceiling. Radiator with decorative cover.

W.C.

Low flush W.C. with push button flush. Wall mounted wash hand basin with tiled splash back and niche. Extractor fan.

Kitchen

Double glazed window to the front. Built in larder cupboard. Radiator. Part panelled walls. Dado rail. Inset spotlights to the ceiling. Extensive range of wall and base fitted units with slate style effect worktops over with inset sink with mixer tap and drainer. Induction hob. Stainless steel and glass extractor fan over. Neff hide and slide eye level double oven with Neff combi microwave and grill. Integrated fridge and freezer. Pull out larder cupboard. Integrated dishwasher. Laminate wooden floor. Door to the:-

Living Room

Double glazed patio doors to the garden. Radiator with decorative cover. Dado rail. Moulded coving to ceiling. Feature electric fireplace with wooden surround with quartz inset and hearth. Engineered wooden flooring.

Inner Hallway/Storage Room

Glazed side door to the garden. Door to the garage.

First Floor Landing

Double glazed window to the front. Two access points to loft space. Doors to:-

Bedroom 1

Double glazed windows to the front with views across the countryside and glimpses of London. Double radiator. Laminate wooden floor. Wardrobes with sliding door. Door to:-

En-Suite Shower Room

Opaque double glazed window to the front. Low flush W.C. with push button flush. Tiled enclosed quadrant shower enclosure with shower valve and hand attachment. Chrome towel radiator. Semi countered vanity wash hand basin with cupboards under. Extensively tiled mosaic walls. Vinyl flooring.

Bedroom 2

Double glazed window to the rear. Double radiator. Range of fitted wardrobes. Laminate wooden flooring. Inset spotlights to ceiling.

Bedroom 3

Double glazed window to the rear. Laminate wooden floor. Built in fitted wardrobes. Dado rail. Airing cupboard housing immersion cylinder.

Bedroom 4

Double glazed window to the front with lovely views. Double radiator. Dado rail. Coving to ceiling. Built in fitted wardrobes. Laminate wooden floor. Fitted desk with cupboards and drawers.

Family Bathroom

Opaque double glazed window to the rear. Deep fill panel bath with Georgian style mixer tap and shower attachment. Chrome towel radiator. Fitted cupboards. Low flush W.C. with concealed cistern. Semi countered wash hand basin in a vanity unit. Extensively tiled mosaic walls. Vinyl flooring.

Garden

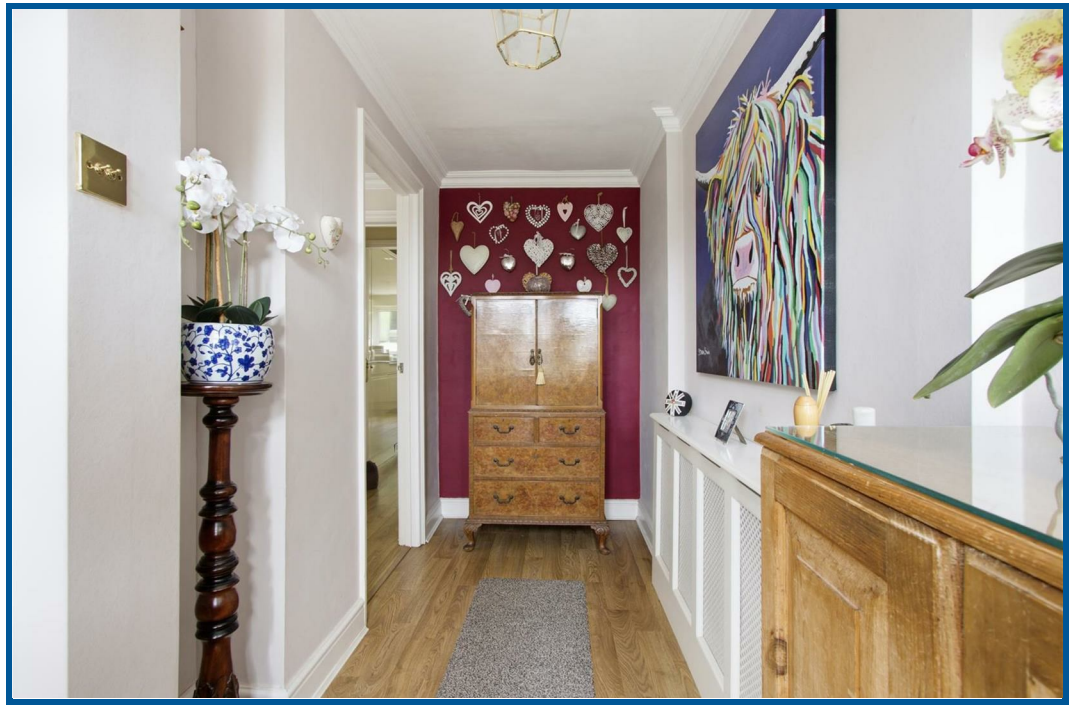
Patio paved garden. Shrub and flower borders. Rockeries. Side access. Water tap. Lighting. Storage shed to the rear.

Large Garage

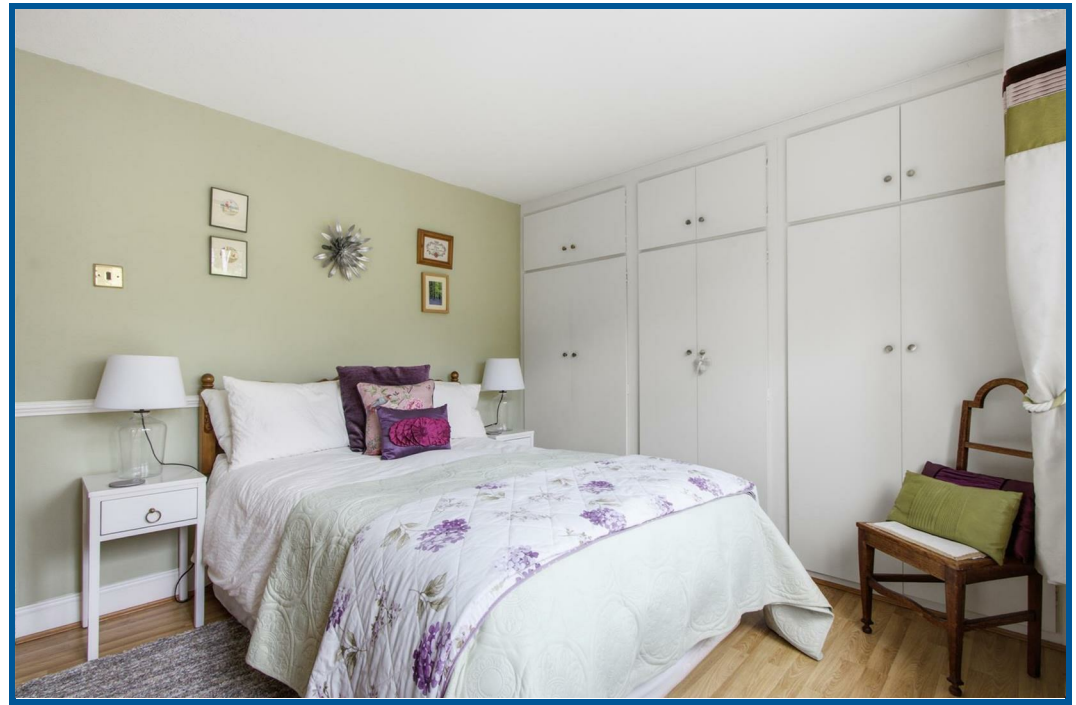
Electric up and over door. Power and lighting. Plumbing for washing machine. Space for tumble dryer. Spaces for auxiliary fridges. Wall mounted Valliant boiler.











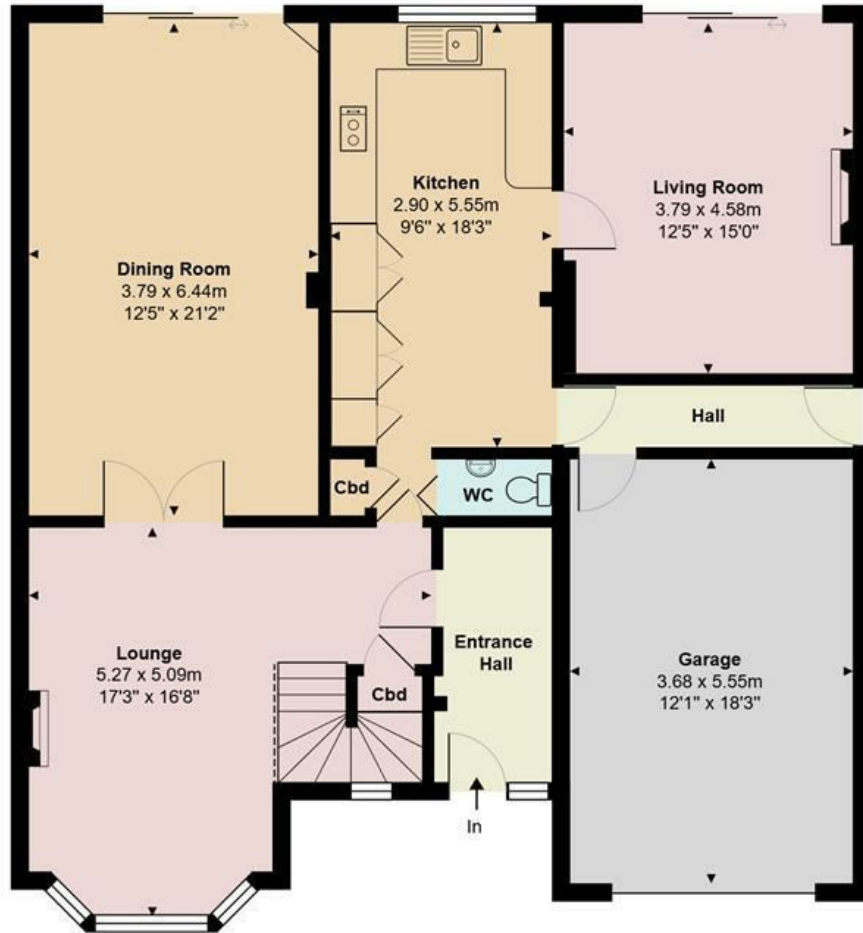
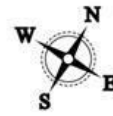




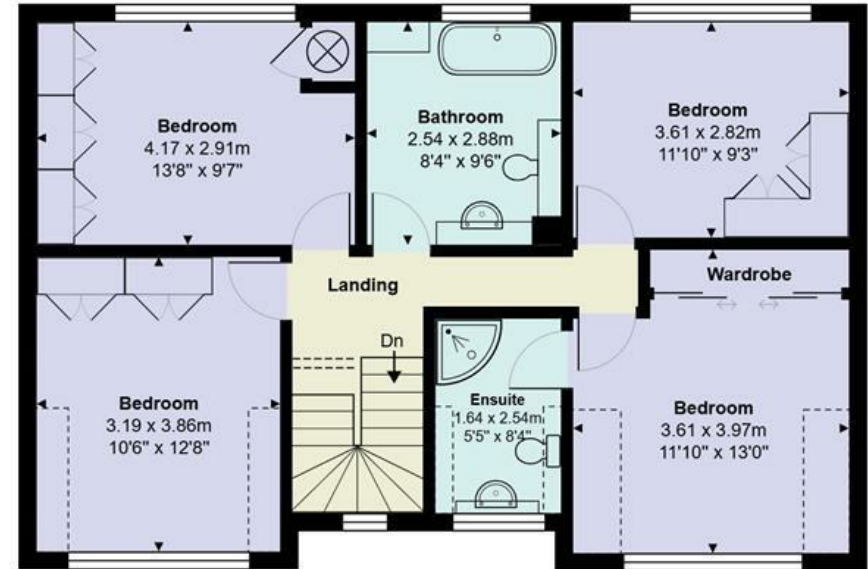


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Area: 117.0 m² ... 1260 ft²



First Floor
Area: 71.9 m² ... 774 ft²



Cranfield Crescent, Cuffley, Potters Bar, EN6 4DZ

Total Area: 188.9 m² ... 2033 ft²

All measurements are approximate and for display purposes only