



JR Sales & Lettings

**Burleigh Way  
Cuffley**



**£739,995  
Freehold**



## Delightful Three-Bedroom Detached Bungalow with Exceptional 114ft Garden

A beautifully presented three-bedroom fully detached bungalow offering versatile accommodation and a superb 114ft rear garden — the standout feature of this charming home.

There are three well-proportioned bedrooms, one currently used as a dining room and another as an occasional room, offering great flexibility to suit individual needs. The cosy living room is filled with natural light and enjoys lovely garden views through a convenient conservatory. The kitchen/breakfast room also overlooks the garden and comes well-equipped with modern appliances.

To the front, there is a private driveway providing ample parking and an integral garage ideal for storage or potential conversion to additional living space (STPP).

Conveniently located within a mile of Cuffley Village shops and the mainline station, this home offers a peaceful yet accessible lifestyle with excellent transport links and local amenities close by.

A rare opportunity not to be missed schedule your viewing today!

- **Nicely presented three-bedroom fully detached bungalow**
- **Set on a generous plot with a superb 114ft rear garden**
  - **Versatile accommodation with flexible room use**
- **Three good-sized bedrooms – one currently used as a dining room/occasional room**
- **Bright and cosy living room with views over the garden and access via conservatory**
  - **Kitchen/breakfast room overlooking the garden and equipped with appliances**
  - **Private driveway providing ample off-street parking**
- **Integral garage suitable for parking, storage, or potential conversion (STPP)**
- **Located within a mile of Cuffley Village shops and mainline station**
- **Peaceful yet convenient setting with excellent transport links and local amenities**

### Front

Off street parking for 2 cars. Laid lawn with shrub and flower borders.

### Entrance Porch

Leaded light double glazed porch. Ceramic tiled floor. Light. Oak hardwood glazed entrance door to the:-

### Hallway

Radiator. Coving to ceiling. Access to loft space. Oak wooden flooring. Solid oak cottage style doors to:-

### Bedroom 1

Leaded light double glazed bay window to the front. Double radiator. Coving to ceiling. Oak wooden flooring. Wall lights. Extensive range of fitted wardrobes.

### Bedroom 2/Dining Room

Leaded light double glazed window to the front. Oak wooden flooring. Double radiator. Coving to ceiling.

### Bathroom

Opaque double glazed window to the side. Panel bath with mixer tap. Pedestal wash hand basin. Tile enclosed shower cubicle with mixer valve and hand attachment. Radiator. Extensively tiled walls.

### Seperate W.C.

Opaque double glazed window to the side. Low flush W.C. with a push button flush. Extensively tiled walls.

### Living Room

Double glazed French doors and windows to the rear. Two radiators. Oak wooden floor. Wall lights. Leads to a:-

### Conservatory

Double glazed windows and door to the garden. Ceramic tiled floor.

### Inner Lobby

Access to loft space. Doors to:-

### Bedroom 3/Study

Double glazed window to the front. Double radiator. Coving to ceiling. Laminate wooden flooring. Fitted desk and storage shelving area.

### Garage

Wooden open doors. Wall mounted consumer unit and meters. Power and lighting. Radiator. Mechanics car pit leading to storage/cellar area.

### Kitchen/Breakfast Room

Double glazed window to the rear. Glazed hardwood oak door to the conservatory. Opaque glazed window to the side. Double radiator. Range of wall and base fitted units in cream with rolled edge work surfaces over incorporating a 1 1/2 bowl sink with mixer tap and drainer. Free standing Zanussi cooker with stainless steel extractor fan over. John Lewis washing machine. Bosch slimline dishwasher. Bosch tall fridge freezer. Tiled splash backs. TV point.

### Garden

Large patio paved terraced patio with side access to the front of the house via a wrought iron gate. Lighting. Water tap. Mainly laid to lawn. Shrub and flower borders. Timber glazed potting shed. Timber shed with windows. Path leading down to a second sun patio. Hardstanding for an additional shed or green house. Steps down to a:-

### Cellar/Storage Area

Power and Lighting.





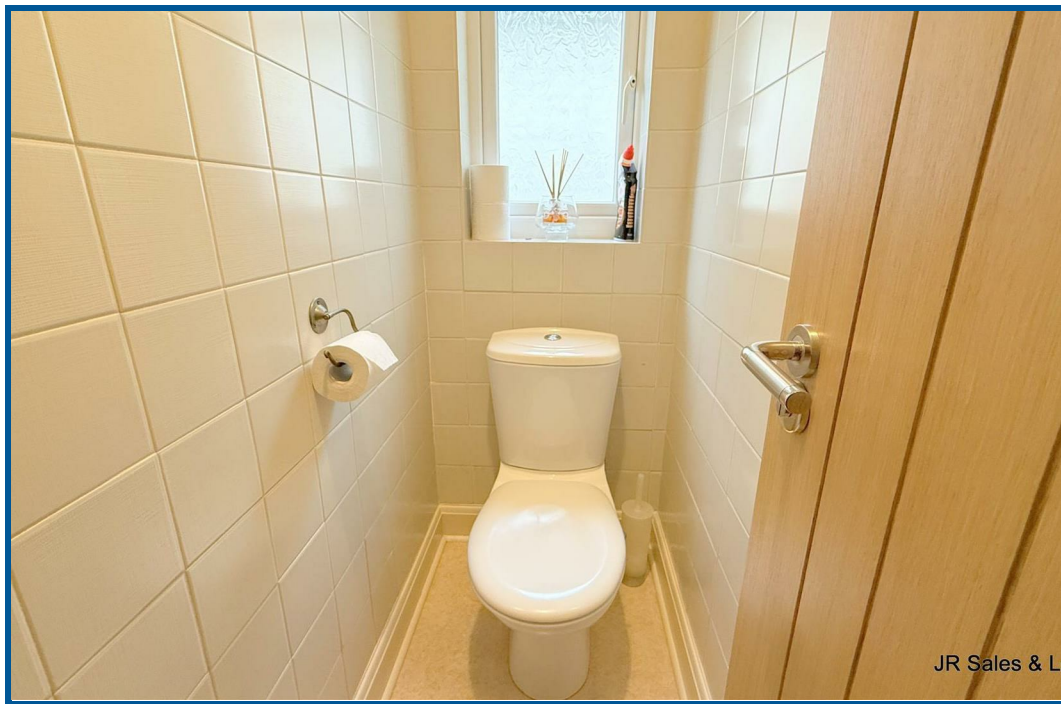
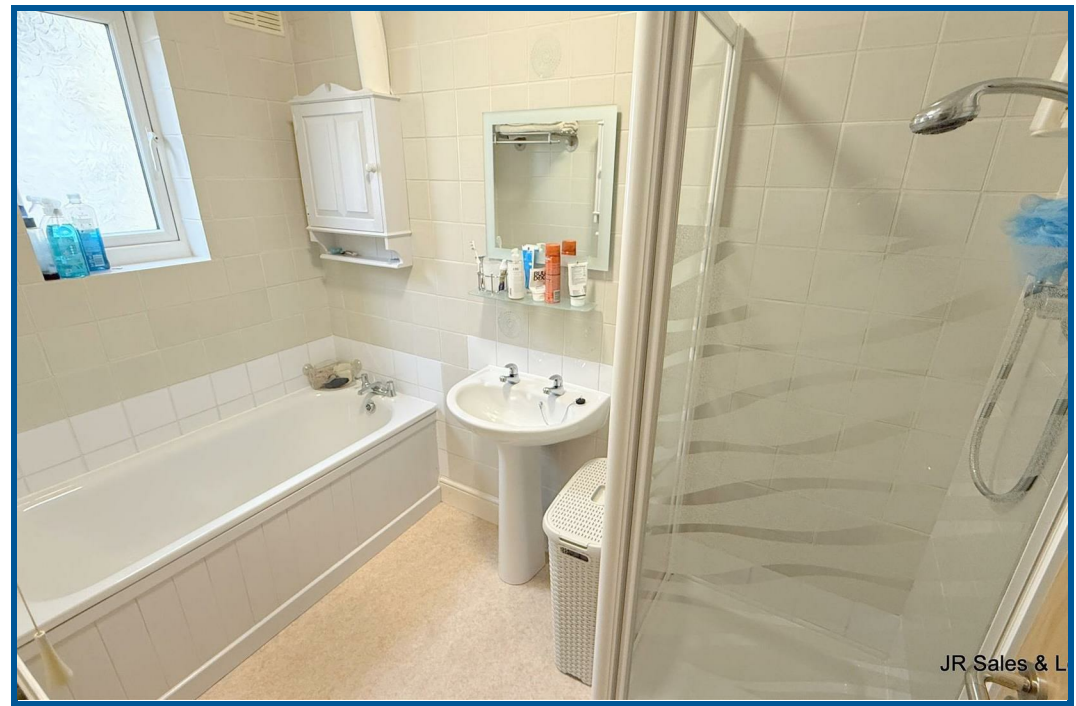












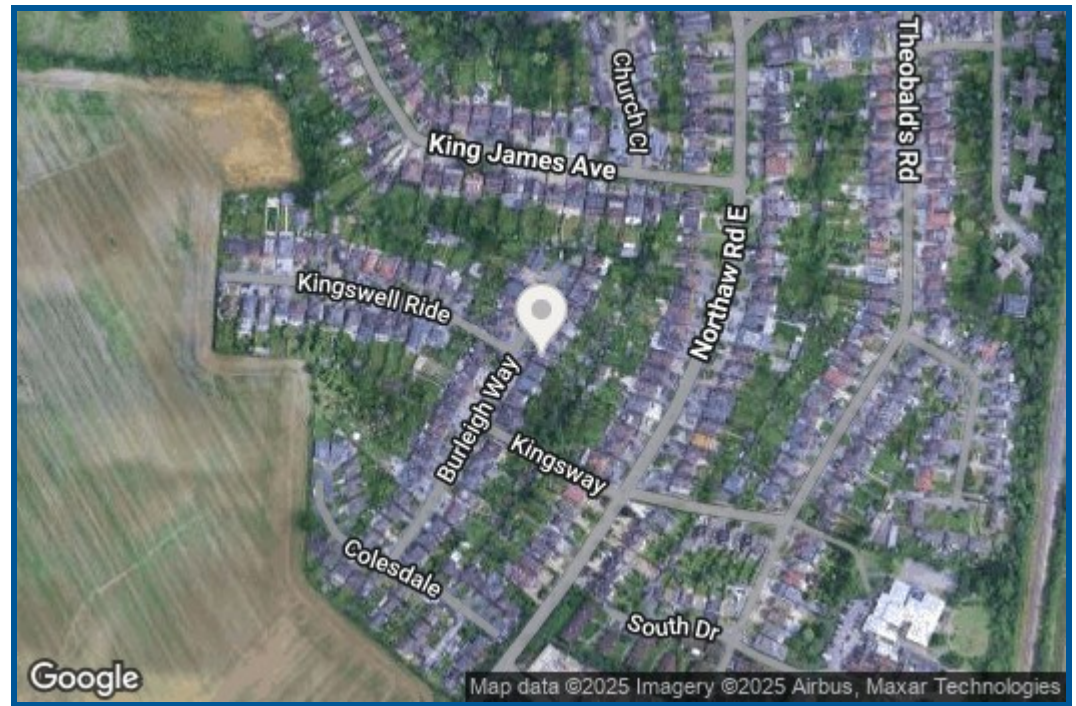




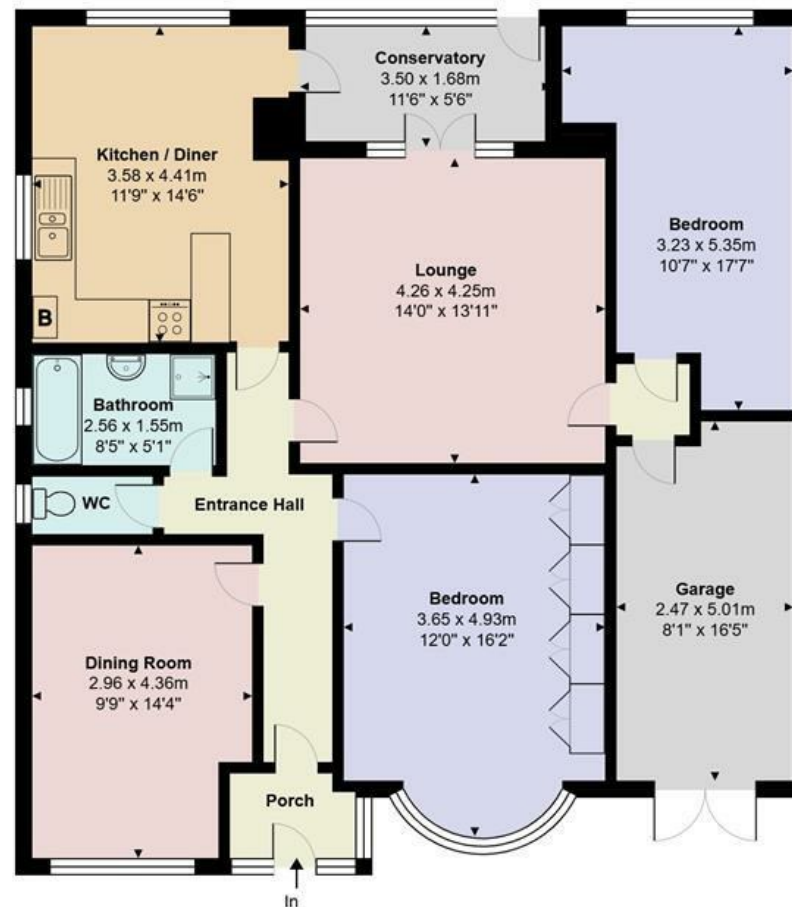












**Burleigh Way, Cuffley, Potters Bar, EN6 4LJ**

Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

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