



FOR SALE
JR
01707 872111

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**Wood View
Cuffley**



**£774,950
Freehold**

Beautifully refurbished and extended three bedroom semi-detached home offered chain free, set in a quiet cul-de-sac just off Hill Rise. Finished to an exceptional contemporary standard, featuring an open-plan kitchen with quartz worktops and integrated appliances, spacious living area with herringbone flooring, utility room and stylish ground floor WC /wet room with shower. Three well-proportioned bedrooms and a luxury bathroom with roll-top bath. Landscaped low-maintenance garden with porcelain patio, block paved driveway for 3–4 cars and garage with electric roller door. New double glazing, new gas heating, Complete rewired electrics, Solar panels included. Close to Cuffley village shops, station and countryside walks.

- **Chain free**

- **Extended three bedroom semi-detached home**
 - **Quiet cul-de-sac just off Hill Rise**
- **Refurbished to a high contemporary standard**
 - **Open-plan kitchen with quartz worktops & integrated appliances**
- **Spacious living room with herringbone flooring**
- **Utility room & stylish ground floor WC / Wet room with shower**
 - **Luxury bathroom with roll-top bath**
 - **Landscaped low-maintenance garden with porcelain patio**
- **Block paved driveway for 3–4 cars & garage with electric roller door**

Refurbished to an Exceptional Contemporary Standard – Extended Three Bedroom Semi-Detached Home

Situated in a quiet cul-de-sac on a highly sought-after road just off Hill Rise, this beautifully extended three bedroom semi-detached house has been refurbished to an extremely high specification throughout.

The property boasts a stunning open-plan kitchen fitted with quartz stone worktops and integrated appliances, flowing seamlessly into a spacious living area featuring elegant herringbone wooden flooring. A welcoming reception hallway sets the tone on arrival, complemented by a practical utility room and a stylish ground floor WC/Wet room with shower.

Upstairs, there are three well-proportioned bedrooms and a luxurious family bathroom complete with a roll-top bath suite.

Externally, the home continues to impress with a low-maintenance landscaped rear garden featuring a porcelain tiled patio — ideal for entertaining. To the front, an attractive block-paved driveway provides off-street parking for three to four vehicles, along with a good-sized garage with tiled flooring and an electric roller door.

Further benefits include:

New double glazing and external doors

New gas central heating system

Solar panels included

Upgraded electrical wiring - complete rewire, full LED lighting and new consumer unit

Ideally located within approximately one mile of Cuffley village shops and British Rail station, offering direct trains to Moorgate, and with easy access to picturesque countryside and woodland walks.

Front

Attractive block paving providing off street parking for three to four cars. Shrub and flower borders. Porcelain tiled steps leading to the:-

Entrance

Composite double glazed entrance door with side window to:-

Reception Hallway

Double glazed window to the side. Double radiator. Inset spotlights. Cupboard under the stairs housing the meters. Stairs to first floor. Herringbone wooden flooring. Glazed double doors into:-

Kitchen/Breakfast Room

14' x 7'5

Double glazed window to the side. Range of wall and base matt finish Luna Laurel Green fitted units. Quartz stone worktops over with upstands and breakfast bar. Underslung stainless steel sink with mixer tap. Five ring gas hob with extractor fan over. Integrated dishwasher. Eye level double oven. Integrated fridge and freezer. Inset spotlights to ceiling. Herringbone wooden flooring. Door to the utility room. Open plan to the:-

Through Lounge/Dining Room

13'7 x 10'

Dual aspect room with a double glazed bay window to the front. Double glazed French doors to the garden. Herringbone wooden flooring. Inset spotlights to the ceiling. Two double radiators. Door to the:-

Utility Room

6'7 x 5'9

Double glazed window to the rear. Cupboard housing a Worcester Bosch boiler. Shelving. Quartz stone worktop with plumbing and spaces for washing machine and tumble drier under. Column radiator. Marble tiled floor. Door to:-

Downstairs W.C /Wet Room with shower

8'4 x 6'2

Opaque double glazed window to the rear. Extractor fan. Inset spotlights to the ceiling. Column radiator. Suite comprising of a wall hung W.C. with chrome button flush plate. Wall mounted vanity wash hand basin with mixer tap and cupboard under. Walk in shower cubicle with mixer valve with hand attachment and rain head.

Living Room

17'2 into the bay x 9'9

Double glazed bay window to the front. Radiator.

First Floor

Double glazed window to the front. Loft access. Doors to:-

Bedroom 1

9'9 x 11'6 to the front of the fitted wardrobes

Double glazed window to the front with views of rolling countryside towards Goffs Oak and Newgatestreet Village. Double radiator.

Bedroom 2

10'5 x 12'5

Double glazed window to the rear. Double radiator.

Bedroom 3

9'4 x 7'4

Double glazed window to the rear. Double radiator.

Bathroom

11' x 4'4

Opaque glazed window to the front. Chrome towel column radiator. Wall hung low flush W.C. with chrome button flush plate. Wall hung wash hand basin with mixer tap and cupboard under. Freestanding roll top bath free standing mixer tap and hand attachment. Part tiled walls in marble effect porcelain tiles and flooring.

Rear Garden

Large porcelain tiled patio area. Pedestrian side access with wrought iron gate. Courtesy door to the garage. Raised shrub and flower borders. Wall lights. Water tap.

Garage

15'1 x 7'7

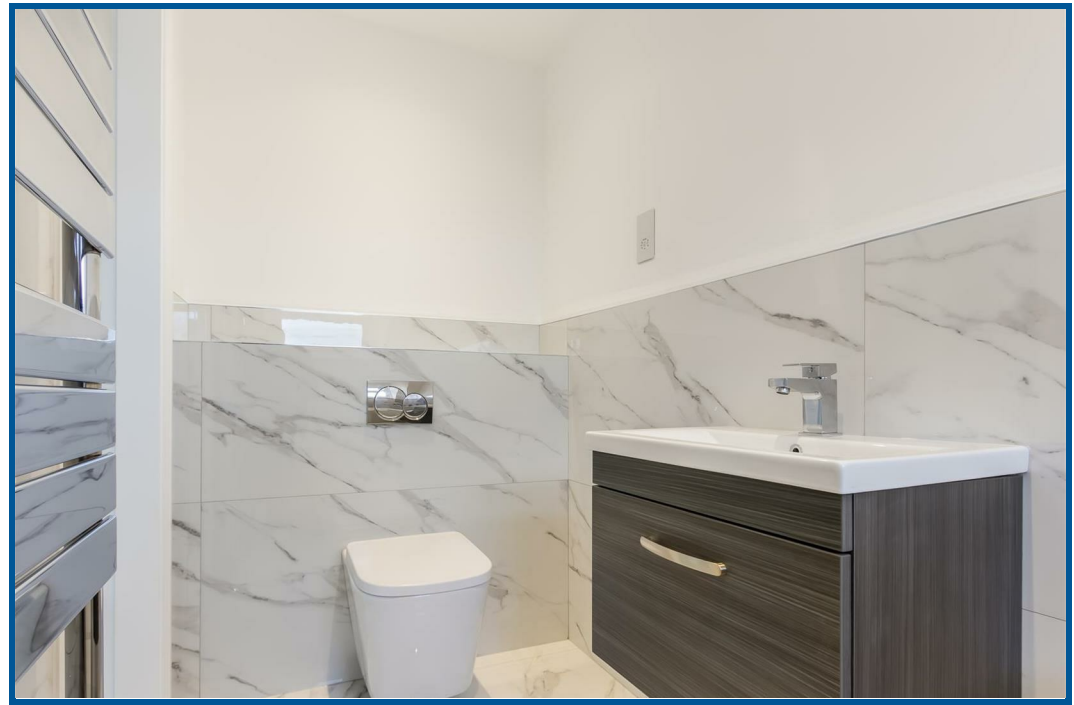
Electric roller door. Tiled floor. Solar Panel control unit. Power & Lighting.







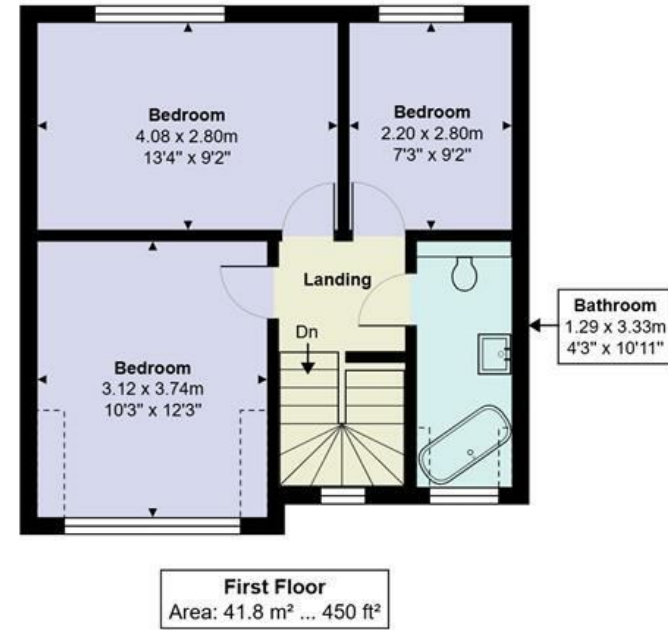
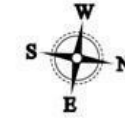
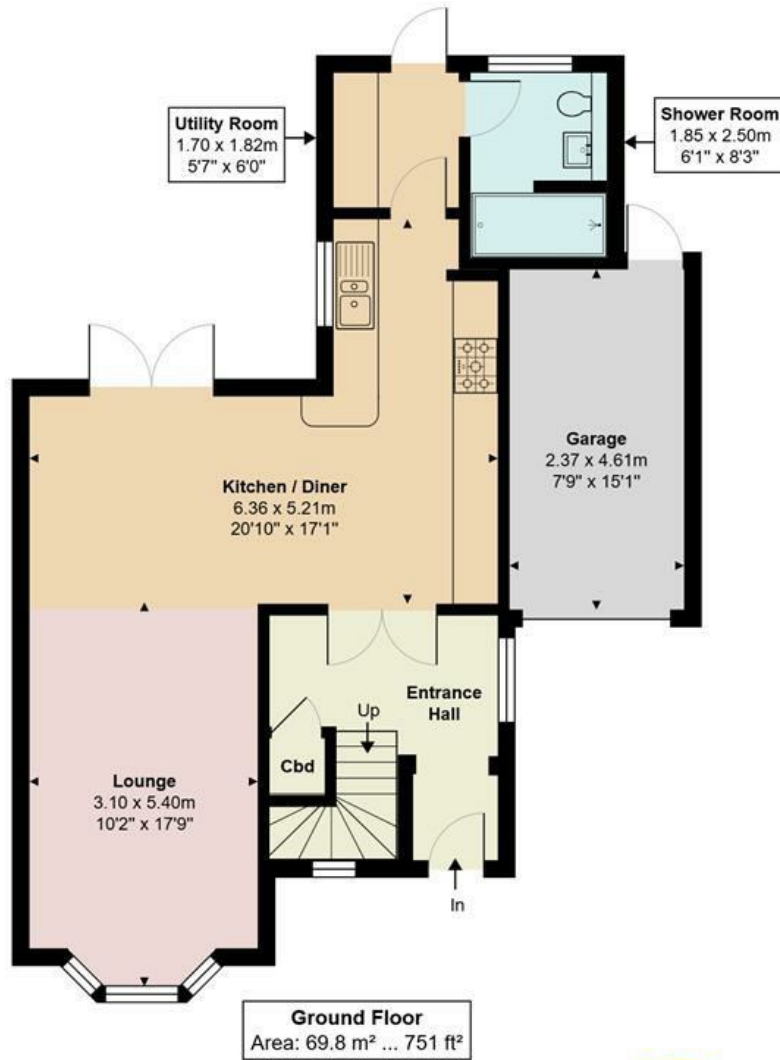






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		



Wood View, Cuffley, Potters Bar, EN6 4RE

Total Area: 111.6 m² ... 1201 ft²

All measurements are approximate and for display purposes only