



**Northaw Road East
Cuffley**



**£729,950
Freehold**

A most attractive and beautifully presented four-bedroom chalet-style detached property, offering versatile and well-balanced accommodation throughout.

The property is ideally situated in the heart of Cuffley, within close proximity to village shops, local amenities and British Rail services. The ground floor comprises a spacious living room with bay window, a modern kitchen/dining room featuring bi-folding doors and quartz worktops, a central reception hallway, two bedrooms and a contemporary family bathroom. To the first floor are two further bedrooms and a separate WC.

Externally, the property benefits from an exceptional driveway, a spacious garage, and a landscaped rear garden with artificial grass and two useful outbuildings.

Viewing is highly recommended.

- **Attractive four-bedroom chalet-style detached home**
- **Versatile and well-presented accommodation throughout**
 - **Prime location in the heart of Cuffley**
- **Close to village shops, amenities and British Rail services**
 - **Spacious living room with bay window**
 - **Modern kitchen/dining room with bi-fold doors and quartz worktops**
 - **Two bedrooms and contemporary bathroom on the ground floor**
 - **Two further bedrooms and separate WC upstairs**
 - **Exceptional driveway with spacious garage**
 - **Landscaped garden with artificial grass and two useful outbuildings**

Front

Large resin and block paving driveway for multiple vehicles. Sleeper boundary with inset lighting. Raised shrub and flower border. Steps leading up to the front door leading to a:-

Porch

Opaque composite double glazed door. Inset spotlight. Glazed hardwood door into the:-

Living Room

Feature leaded light porthole window to the side. Double radiator. Column feature radiator. Inset spotlights to the ceiling. Leaded light double glazed bay window to front with views over to Goffs Oak and countryside. Door to:-

Inner Reception Hallway

Stairs to the first floor with storage cupboards under. Inset spotlights to ceiling. Coving to ceiling. Wall mounted radiator. Doors to:-

Kitchen

Double glazed windows to the side. Double glazed bi-folding black aluminium doors with fitted internal blinds to the garden. Two column radiators. Range of gloss white wall and base fitted units with white quartz stone worktops over incorporating under slung composite sink with drainer grooves and mixer tap. Built in double oven and combi-microwave. Recess and space for an American style fridge freezer. Feature LED lighting. Breakfast bar/dining area. Ceramic hob with extractor fan and quartz splash back. Engineered oak wooden flooring. Integrated dishwasher.

Bedroom 1

Double glazed French doors to the garden. Radiator. Inset spotlights to ceiling. Range of fitted wardrobes with bed recess. Air conditioning unit (by separate negotiation).

Bedroom 2/Dining Room

Double glazed window and French doors to the garden. Column radiator. Engineered oak wooden flooring. Inset spotlights to the ceiling. Slate tiled feature wall.

Bathroom

Opaque double glazed window to the side. Attractive Amtico flooring. Suite comprising of low flush W.C. with push button flush. Panel bath with mosaic tiled

panel with mixer tap and hand attachment. Vanity wash hand basin with mixer tap and cupboards under. Tile enclosed shower cubicle with mixer valve, rain head, hand attachment and niche with feature lighting. Fitted mirror. Inset spotlights to ceiling. Extractor fan. Column chrome towel radiator.

First Floor

Double glazed window to the side. Inset spotlights to the ceiling. Coving to ceiling. Doors to:-

W.C.

Low flush W.C. Wall mounted corner wash hand basin. Extensively tiled walls.

Bedroom 3

Double glazed Velux window to the side. Double radiator. Fitted wardrobes, dressing table and drawers. Loft storage area.

Bedroom 4

Double glazed Velux window to the side. Inset spotlights. Radiator. Air conditioning unit (by separate negotiation).

Garden

Large resin patio area. Attractive retaining wall. Indian sandstone steps leading up to an artificial lawn with sleeper borders, LED lighting and shrubs. Childrens sandpit/play area. Two outbuildings. Side access via a gate. Power point. water tap. Door to:-

Garage

Roller door. Power and lighting. Utility area with washing machine and tumble dryer. Built in meter cupboard. Water Softener.

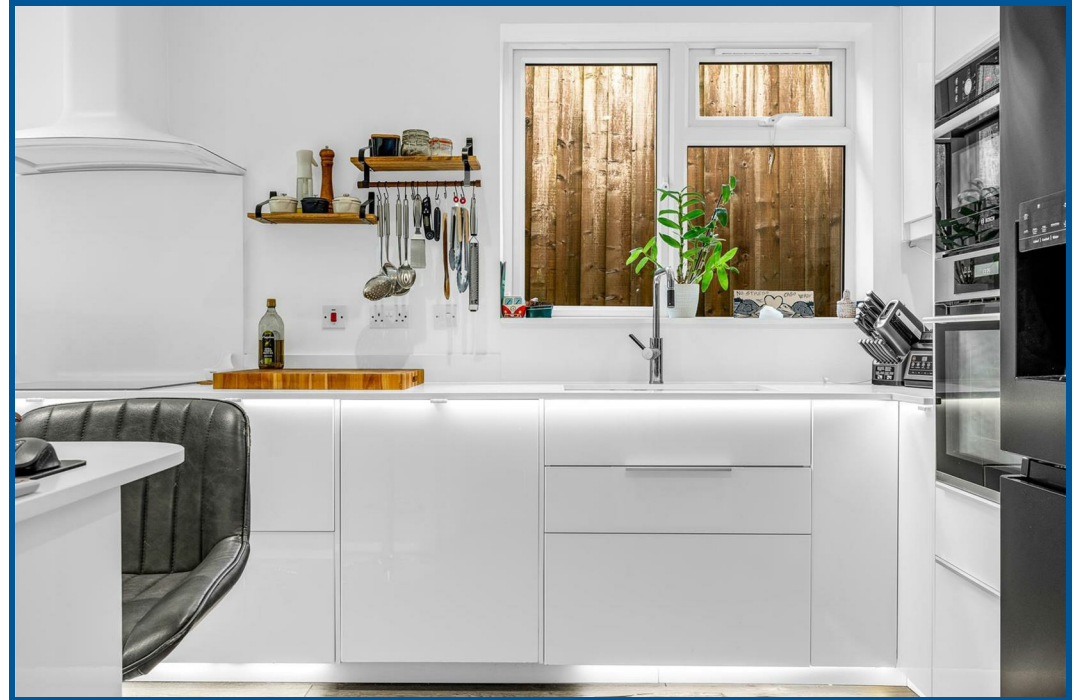
Timber Summer House

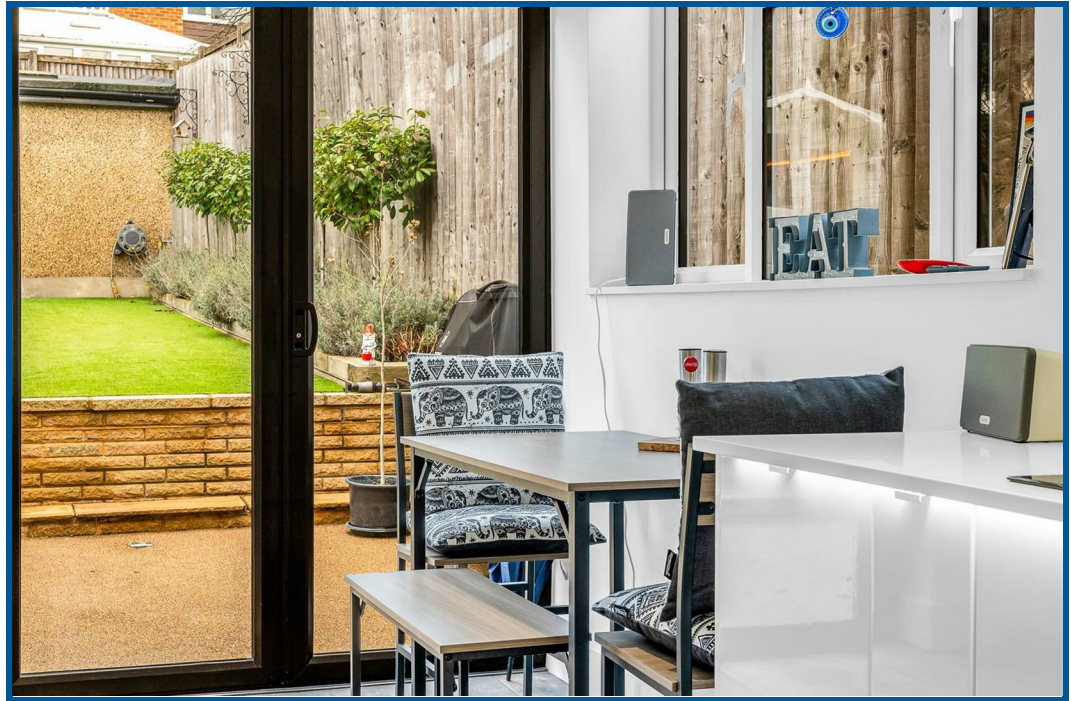
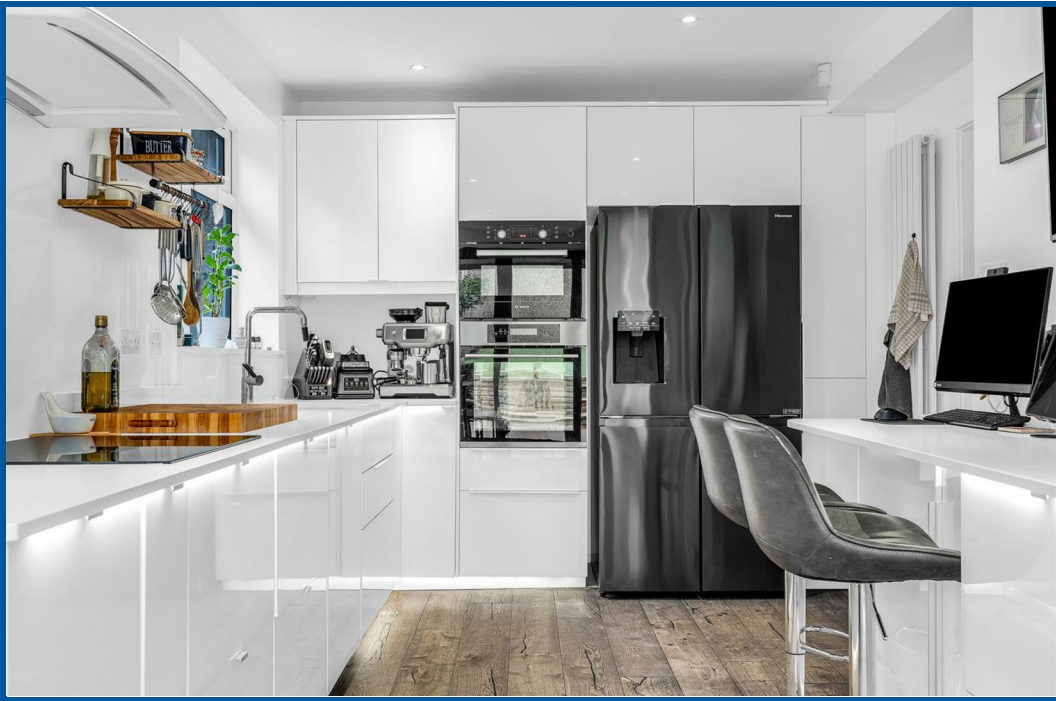
Power and lighting. Double glazed windows. Inset lighting. LED lighting. Panel heater. Could be used as an office/beauticians space.

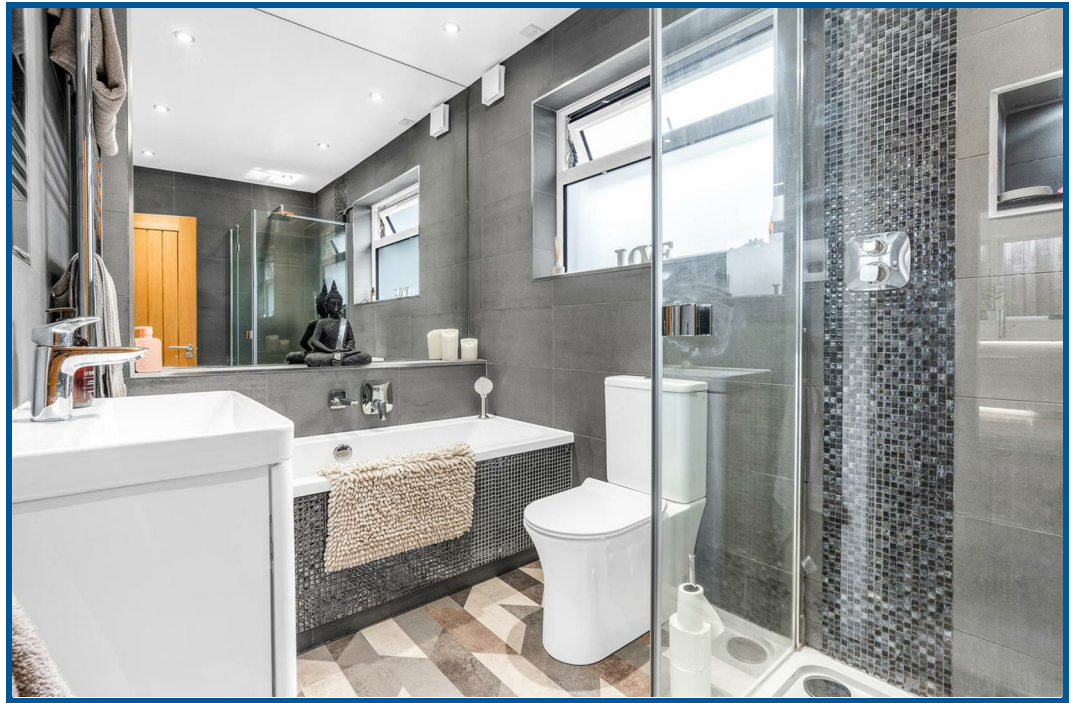
Second Outbuilding

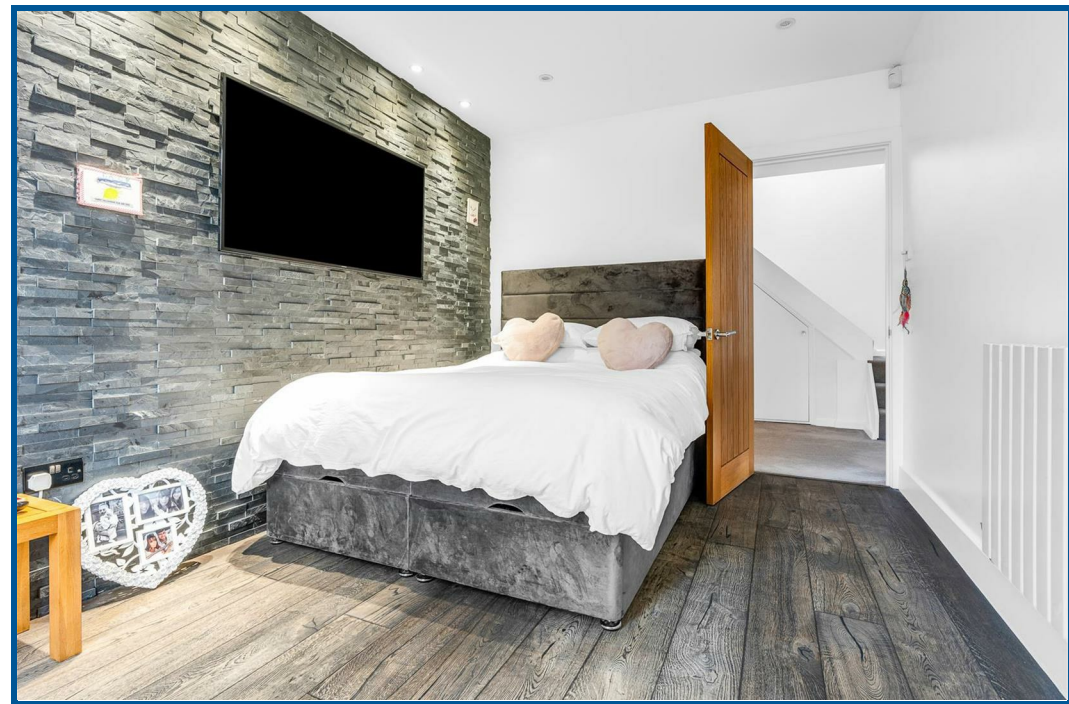
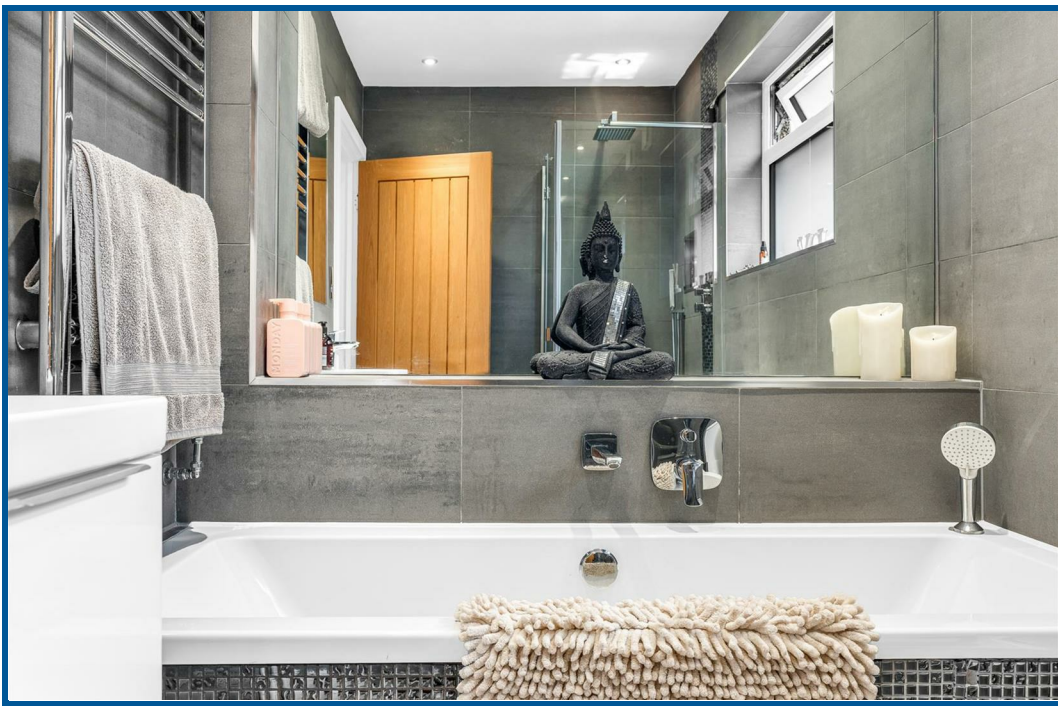
Brick built. Skylight window. Power and lighting. Perfect for storage.

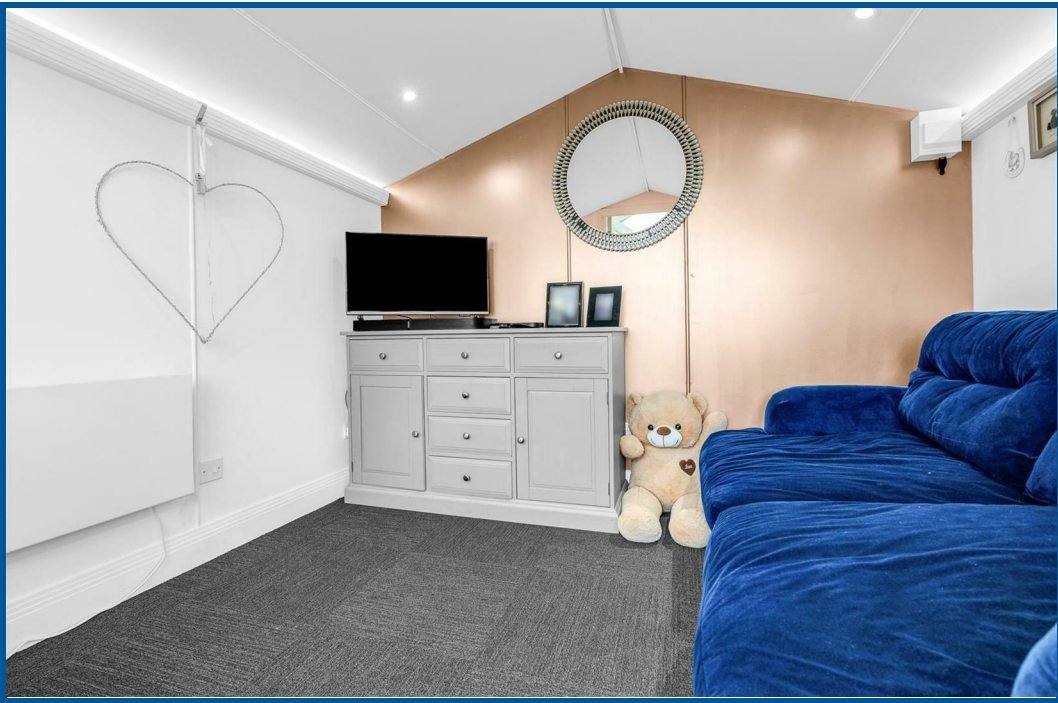
Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.







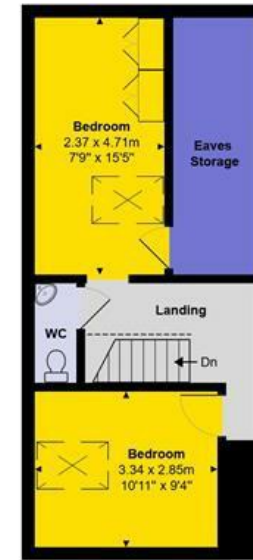
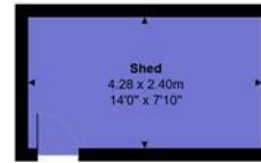
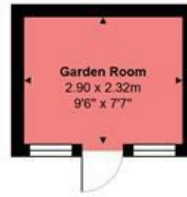






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	66



Northaw Road East, Cuffley, Potters Bar, EN6 4LT

Total Area: 160.1 m² ... 1724 ft²

All measurements are approximate and for display purposes only