

Bacons Drive
Cuffley

JR Sales & Lettings

£699,950
Freehold

A nicely presented three-bedroom link-detached home, tastefully refurbished by the current owners to provide bright, spacious and versatile accommodation throughout.

The ground floor features a bright and welcoming living room overlooking the rear garden, flowing seamlessly into an open-plan dining area with an adjoining study space. A feature staircase with bespoke shelving adds character, whilst a ground floor cloakroom and well-equipped kitchen complete the main living accommodation.

Further benefits include a versatile gym/playroom and a generously sized utility room/storage area, with a courtesy door providing access to the integral garage.

Upstairs, there are three well-proportioned bedrooms and a stylishly refitted family bathroom.

Outside, the property enjoys a sunny, raised patio terrace, ideal for outdoor dining and entertaining, overlooking a secluded lawned garden bordered by mature shrubs and hedging. Off-street parking is provided to the front.

Conveniently situated within half a mile of Cuffley Village shops, local amenities and the mainline railway station, offering direct services to London Moorgate, this attractive home combines a peaceful residential setting with excellent commuter connections.

- **Three-bedroom link-detached home**
- **Conveniently located within half a mile of Cuffley Village and mainline station**
- **Bright living room overlooking the rear garden**
- **Open-plan dining area with adjoining study space**
- **Feature staircase with bespoke shelving**
- **Well-equipped kitchen and ground floor cloakroom**
- **Versatile gym/playroom**
- **Generous utility/storage room with access to integral garage**
- **Refitted family bathroom**
- **Sunny patio terrace, secluded garden and off-street parking**

Front
Private off street driveway. Front garden with lawn and shrub and flower borders.

Storm Porch
Carriage light.

Entrance
Composite double glazed entrance door with side windows to the:-

Hallway
Laminate wooden flooring. Radiator. Stairs to the first floor with feature shelving. Doors to:-

Downstairs W.C.
Opaque double glazed window to the side. Low flush W.C. Chrome towel radiator. Vanity wash hand basin with mixer tap, cupboards under and tiled splash black. Extractor fan. Ceramic tiled floor.

Kitchen
15'10" x 8'0"
Double glazed windows to the front. Opaque glazed door to the side. Range of wall and base fitted units with strip wood surfaces over incorporating a stainless steel sink with mixer tap and drainer. Space for tall fridge freezer. Integrated oven and combi microwave. Four ring hob with extractor fan over with extractor fan and stainless steel splash back. Plumbing and space for Dishwasher. Built in larder cupboard. Bin storage. Ceramic tiled floor. Extensively tiled walls. Breakfast bar. Serving hatch through to the:-

Dining Room
10' x 16'1"
Laminate wooden floor. Feature column radiator. Coving to ceiling. Feature exposed brick wall. Opens up to an office area which has double glazed window to the front. Laminate wooden floor. Coving to ceiling. Folding dividing door to the:-

Living Room
17'1 x 16'11
Double glazed window to the rear with views across to London and Goffs Oak. Double glazed door to the outside. Tall column radiator. Second radiator. Coving to ceiling. Laminate wooden flooring. Exposed feature brick wall. Feature shelving. Door to:-

Playroom/Gym
9'6 x 9'4
Double glazed window and door to the rear. Double radiator. Padded flooring. Door to:-

Utility Room/Storage Area
11'4 x 8'4
Radiator. Space and plumbing for washing machine and tumble drier. Worktop with stainless steel sink with mixer tap, stainless steel splashback and cupboard under. Space for undercounter fridge and freezer. Door to the:-

Garage/Storage Area
10'3 x 8'2
Roller door. Wall mounted boiler. Recently fitted consumer unit. Water softener.

First Floor Landing
Opaque double glazed window to the side. Laminate wooden flooring. Access to loft space. Built in storage cupboard with shelving. Additional built in storage cupboard with hanging rails. Doors to:-

Bedroom 1
16'7" x 10'2"
Double glazed window to the rear. Radiator. Laminate wooden flooring. Recess for large wardrobe.

Bedroom 2
12'7" x 10'2"
Double glazed window to the front. Laminate wooden floor. Radiator.

Bedroom 3
10'5 x 6'5
Double glazed window to the rear. Double radiator. Laminate wooden flooring.

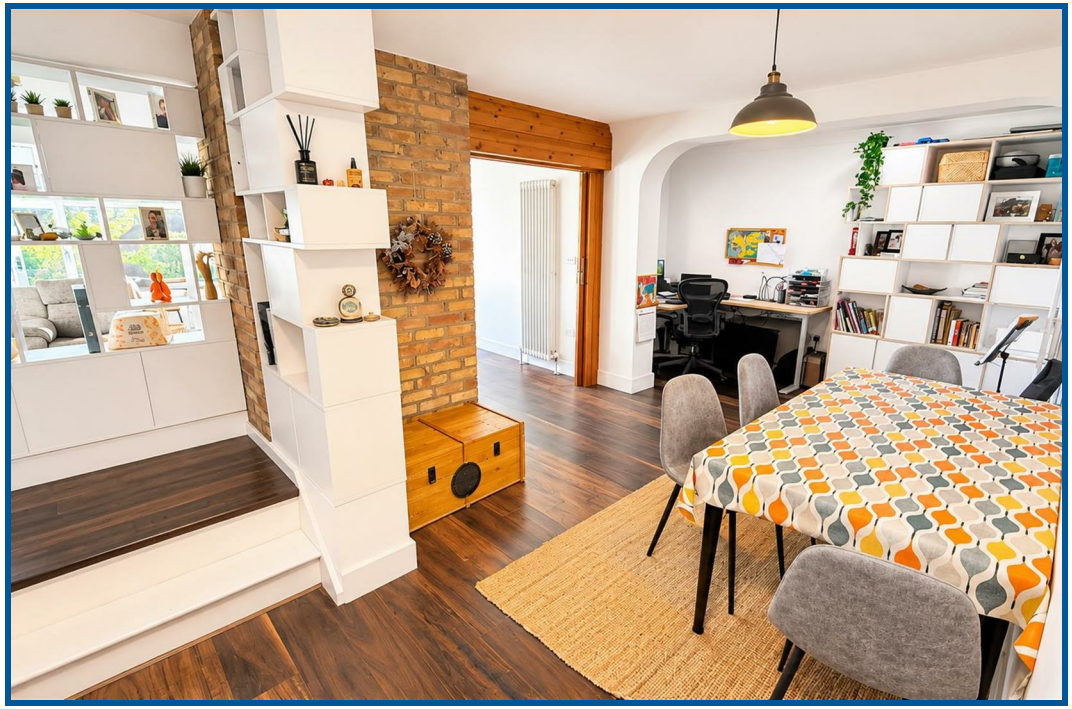
Family Bathroom
Opaque double glazed window to the front. Low flush W.C. with concealed cistern with push button flush. Wall hung vanity unit with mixer tap and cupboard/drawers under. Quadrant tiled shower enclosure with mixer valve, hand attachment and rain head. Extractor fan. Towel radiator. Extensively tiled walls and flooring in complimentary ceramics.

South Facing Garden
Paved terraced patio area with shrub and flower planters. Security lighting. Side access. Steps down to a secluded laid lawn with shrub and flower borders. Water tap.

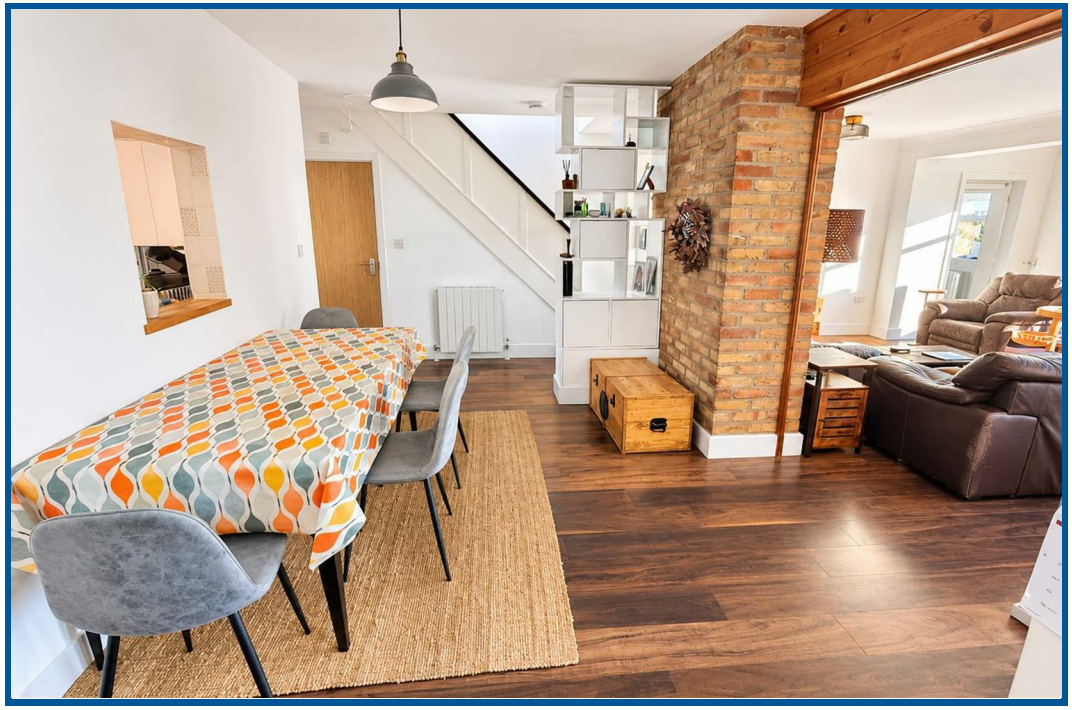
Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent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

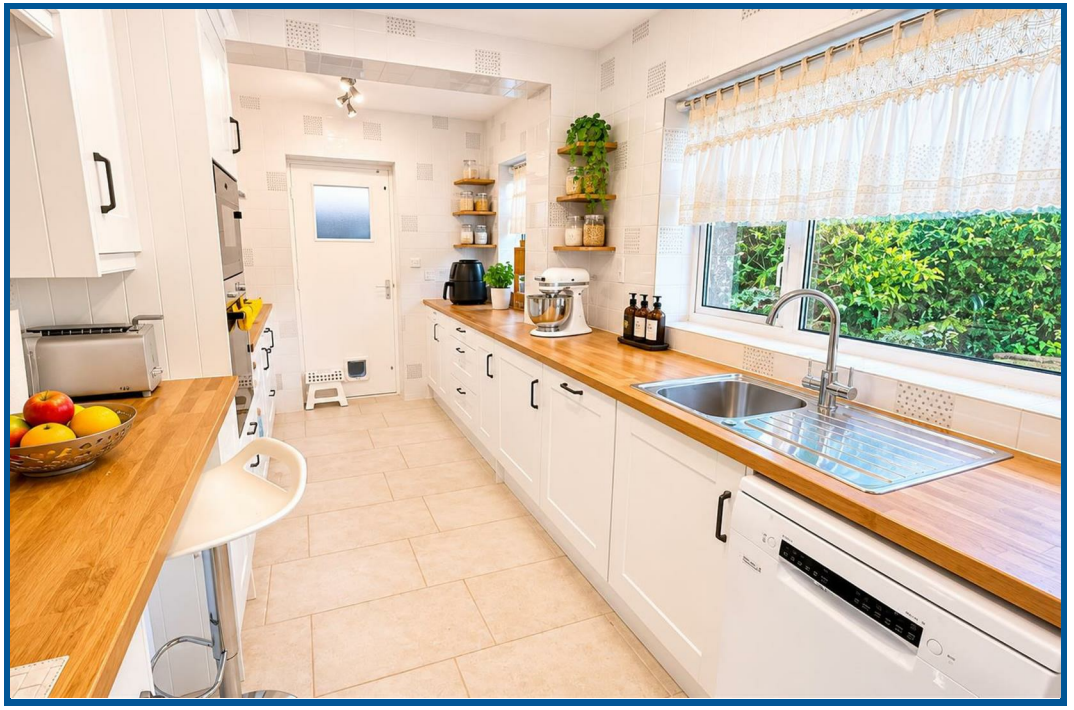























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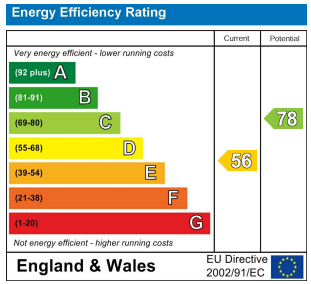

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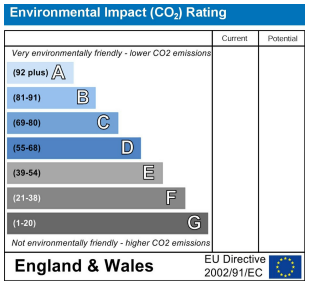




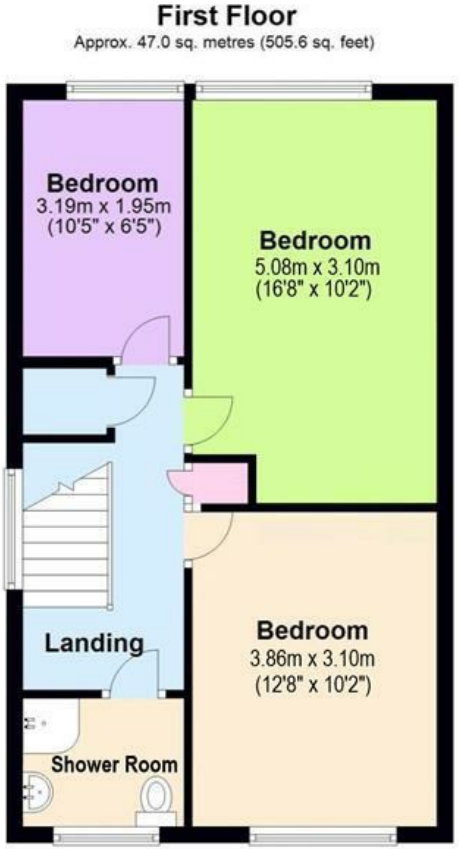












Total area: approx. 137.8 sq. metres (1483.4 sq. feet)