King James Avenue
Cuffley

JR Sales & Lettings

£595,000
Freehold

Detached Bungalow in Prime Cuffley Location offered Chain Free
Situated less than a quarter of a mile from Cuffley Village shops, amenities, and transport links, this two/three-bedroom detached bungalow presents a fantastic opportunity for modernisation and extension, subject to the necessary permissions.
Located on a highly sought-after road, the property offers excellent potential to enlarge, replace, or convert the loft, with numerous neighbouring properties having successfully undertaken similar projects.
The property benefits from a private driveway, garage and rear conservatory. The current accommodation comprises two bedrooms, a spacious living room, a dining room (formerly a third bedroom), a family bathroom and a kitchen.
The south-facing rear garden extends to approximately 82 feet, providing an attractive outdoor space with further potential for landscaping or extension.
This is a rare opportunity to acquire a property with significant scope for improvement in one of Cuffley's most desirable locations.

- **Detached bungalow**
- **Two/three bedrooms**
- **Less than ¼ mile from Cuffley Village centre**
- **Private driveway and garage**
- **Rear conservatory**
- **South-facing rear garden of approximately 82 ft**
- **Excellent scope to modernise, extend, replace, or add a loft conversion (subject to planning permission)**
- **Highly sought-after residential road**
- **Close to shops, amenities, and transport links**
- **Chain Free**

Front
Block paved driveway. Mature shrub and flower borders. Block paved path with steps up to the front door.

Entrance
Georgian style UPVC double glazed entrance door to the:-

Entrance Porch
Double glazed. Fitted blinds. Wall light. UPVC leaded light opaque glazed door to the:-

Hallway
Radiator. Access to the loft space. Fitted cloaks cupboard. Doors to:-

Living Room
Georgian style double glazed bay window to the front. Double radiator. Coving to ceiling. Feature gas fire (untested) with marble inset, hearth and wooden surround. Wall lights.

Bedroom 1
Georgian style double glazed window to the side. Radiator. Extensive range of sliding mirror door fronted fitted wardrobes with bed recess and bedside cabinets. Vanity wash hand basin with countered sink, mixer tap and cupboard under.

Bedroom 2
Georgian style double glazed window to the front. Double radiator. Coving to ceiling. Fitted wardrobe with sliding door.

Dining Room
Double radiator. Gas fire with brick surround, hearth and wooden mantle. Double glazed Georgian style French doors to the conservatory.

Bathroom
Towel radiator. Suite comprising of a pedestal wash hand basin. Low flush W.C. Panel bath with mixer tap, shower attachment and shower valve.

Kitchen
Double glazed Georgian style window to the side. Range of wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel 2 bowl sink with mixer tap and drainer. Built in double oven. Recess and space for an undercounter fridge. Four ring gas hob. Tiled splash backs. Glass display cabinets. Radiator. Panelled walls. Double glazed window and door to the:-

Conservatory
Wall mounted Vaillant boiler. Georgian style double glazed door to the side. With an opaque side window. Double glazed windows to the rear. Two radiators. Double glazed sliding patio doors to the garden.

Garage
Double doors. Wall mounted consumer unit. Power and lighting. Sectioned off workshop area. Sectioned off utility room/shed with spaces and plumbing for tumble dryer and washing machine. Courtesy door to the:-

South Facing Garden
Mainly laid to lawn with mature shrub and flower borders. Timber sheds. Patio paved area.

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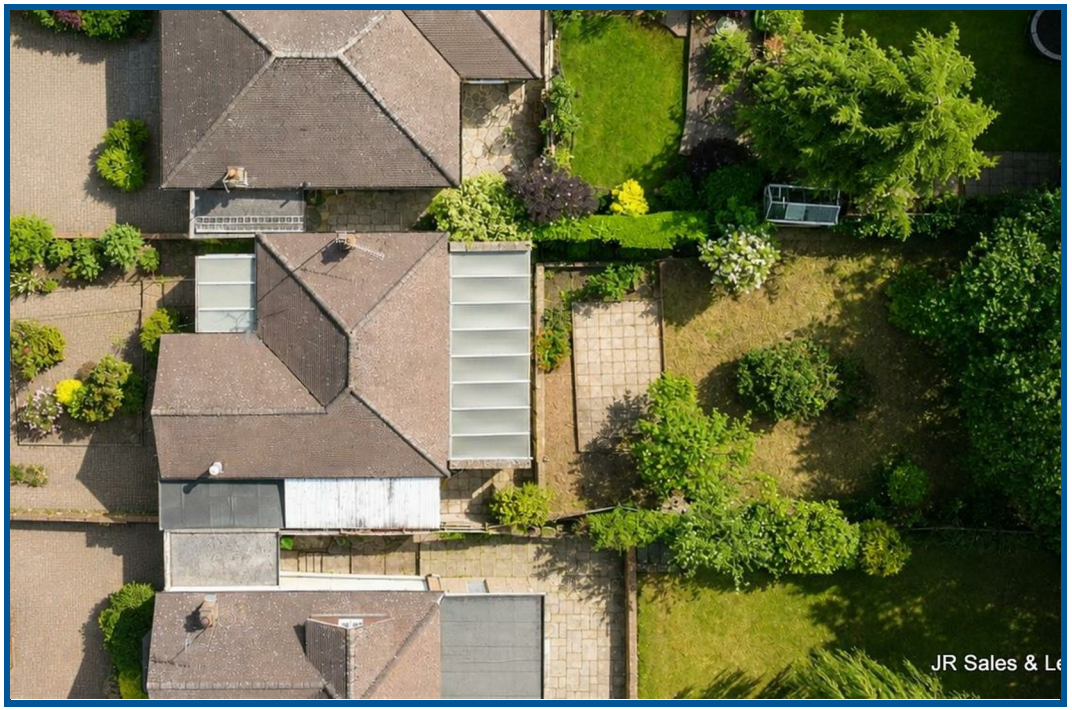
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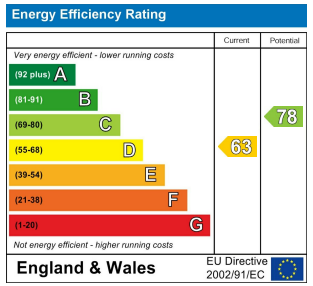

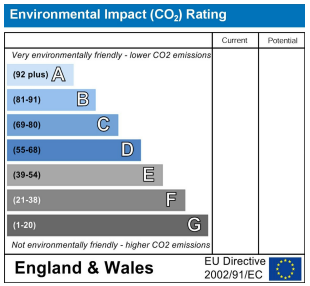

King James Avenue, Cuffley, Potters Bar, EN6 4LP

Total Area: 143.1 m² ... 1541 ft²

All measurements are approximate and for display purposes only