



**Cypress Avenue
Crews Hill**



**£734,950
Freehold**

JR Sales & Letting

Welcome to this immaculately presented and well-appointed three bedroom detached bungalow offering stylish and spacious living throughout. Located on charming and sought-after road, this 'chain free' property benefits from excellent transport links being just a few minutes' walk from Crews Hill Main Line Station (Moorgate Line), the 456 bus route and the prestigious Crews Hill Golf Club.

This stunning property is situated on a very generous plot boasting a beautifully landscaped garden to the rear, ideal for outdoor activities and entertaining, a garage/workshop to the side and off-street parking for several cars to the front of the property. An ideal home for families, professionals or those seeking single-level living with a touch of luxury.

This property also offers excellent potential for further development (STPP). Viewing is highly recommended.

- **Offered Chain Free**
- **Three good-sized bedrooms & Modern shower room**
- **Extended living room creating a spacious and bright area**
- **Recently renovated kitchen with granite worktops and integrated Neff appliances**
- **Approximately 70-foot beautifully landscaped rear garden with mature shrub borders**
- **Greenhouse and timber shed included**
- **Handy workshop garage located to the side of the property**
- **Off-street parking on private driveway**
- **Close to Crews Hill Main Line Station, golf course, and bus route 456**
- **Potential to extend into the loft STPP**

Front

Attractive block-paved driveway, framed by well-maintained shrub and flower borders, enhanced with decorative shingle for a stylish and low maintenance finish.

Porch

The porch features a charming leaded light double-glazed window and provides a welcoming entrance to the home. An opaque leaded light composite front door opens into:

Entrance Lobby

A bright and inviting entrance lobby. Thoughtfully designed with inset spotlights and coving to the ceiling for added character. Includes practical coat storage space and a glazed internal door leading through to the:

Hallway

The hallway features a radiator and built in storage cupboard housing the utility meters. Finished with inset spotlights and elegant ceiling coving, with doors leading to:

Through Lounge/Dining Room

25'7 x 13'10

This generously proportioned through lounge and dining room offers an ideal space for both everyday living and entertaining. Large double-glazed sliding doors provide seamless access to the rear garden and allow plenty of natural light to flood the space. The room features three radiators for year-round comfort, enhanced with tasteful ceiling coving and dimmable inset spotlights. A striking feature fireplace with sandstone surround, granite hearth and cast iron insert with real flame effect (untested), creates a warm and inviting focal point. Glazed door to the:

Kitchen

9' x 12'4

This stylish kitchen offers direct access to the garden through a charming leaded light double-glazed door, complimented by matching rear-facing windows that fill the space with natural light. Recently updated, the kitchen boasts an attractive range of pistachio green Shaker-style wall and base units, beautifully finished with granite worktops, including a breakfast bar. A ceramic double bowl sink with mixer tap, drainer and waste disposal unit adds both function and character. Highlights include an integrated dishwasher and all Neff appliances including: integrated washing machine, 5-burner gas hob with overhead extractor fan, built in combi-microwave grill, integrated hide and slide oven and fridge freezer. Additional features include a ceramic tiled floor and splash backs, electric underfloor heating alongside a radiator, elegant ceiling coving, and modern inset spotlights.

Bedroom 1

12'4 from the front of the fitted wardrobes x 9'3
A bright and spacious room featuring a leaded light

double-glazed bay window to the front. Quality finishes include modern plantation shutters, inset spotlights, a decorative light rose and mounted ceiling fan and refined coving. An extensive range of fitted wardrobes offers ample storage complimented by wall-mounted lights and radiator adding a warm and ambient touch.

Bedroom 2

9'4 x 12'2

A well-proportioned bedroom featuring a double-glazed leaded bay window fitted with stylish plantation shutters. Finished with coving to the ceiling, inset spotlights and a double radiator. A mirror-fronted sliding door wardrobe provides excellent storage.

Bedroom 3

9'10 x 6'9

A versatile room, currently used as a study and hobby room with a double-glazed side window. Equipped with radiator, ceiling coving and inset spotlights. A well-presented space that could easily be adapted as a nursery or guest room.

Family Bathroom

Opaque double glazed window to the side. Suite comprising of a quadrant double shower cubicle with mixer valve, hand attachment and rain head. Chrome towel radiator. Back to wall low flush W.C. with a push button flush built into a cabinet with surface over incorporating a vanity wash hand basin with mixer tap and cupboards under. Part tiled walls. Inset spotlights. Extractor fan.

Garage/Workshop

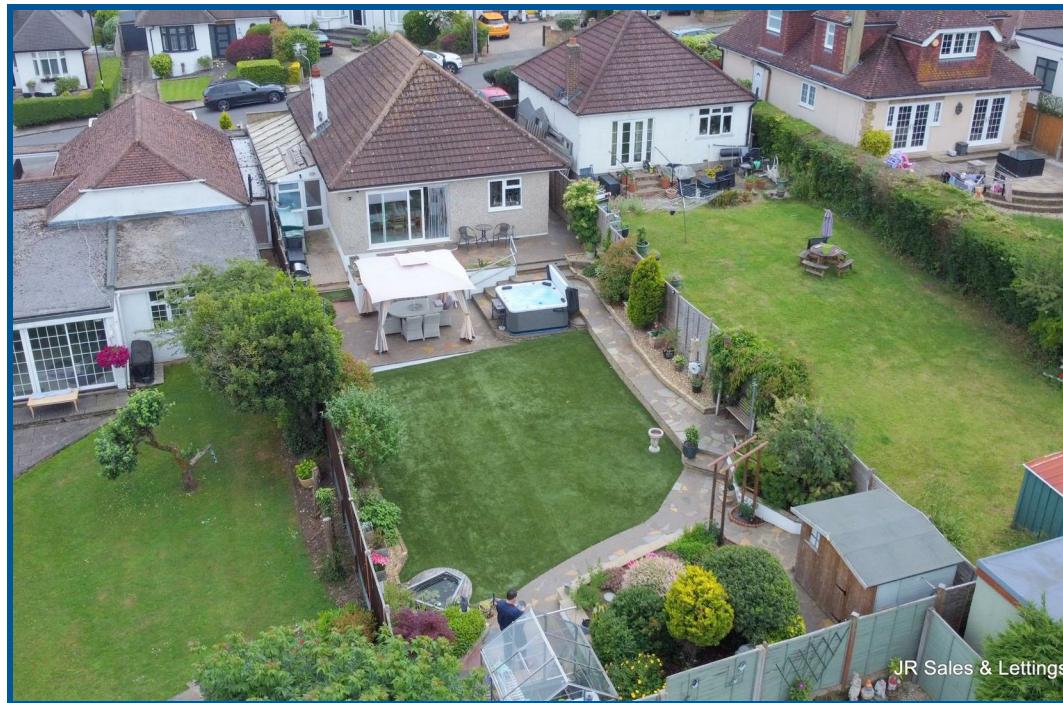
27'7 x 6'8

Double doors. Power and lighting. Smoke alarm. Space for a tumble drier. Double glazed opaque door to the garden.

Garden

approx 70ft

Step into a beautifully landscaped outdoor space offering multiple seating areas, designed for both relaxation and entertaining. The terraced patio features eye-catching crazy paving, leading down to a block paved lower level with a second patio – perfectly situated for al fresco dining. A fully installed hot tub with plumbing and electric connection offers a luxurious retreat hideaway. The garden is thoughtfully arranged with an impressive variety of shrubs and flowering borders, complimented by a low maintenance Astro Turf law. Additional highlights include a tranquil pond, a greenhouse and timber shed with mains power



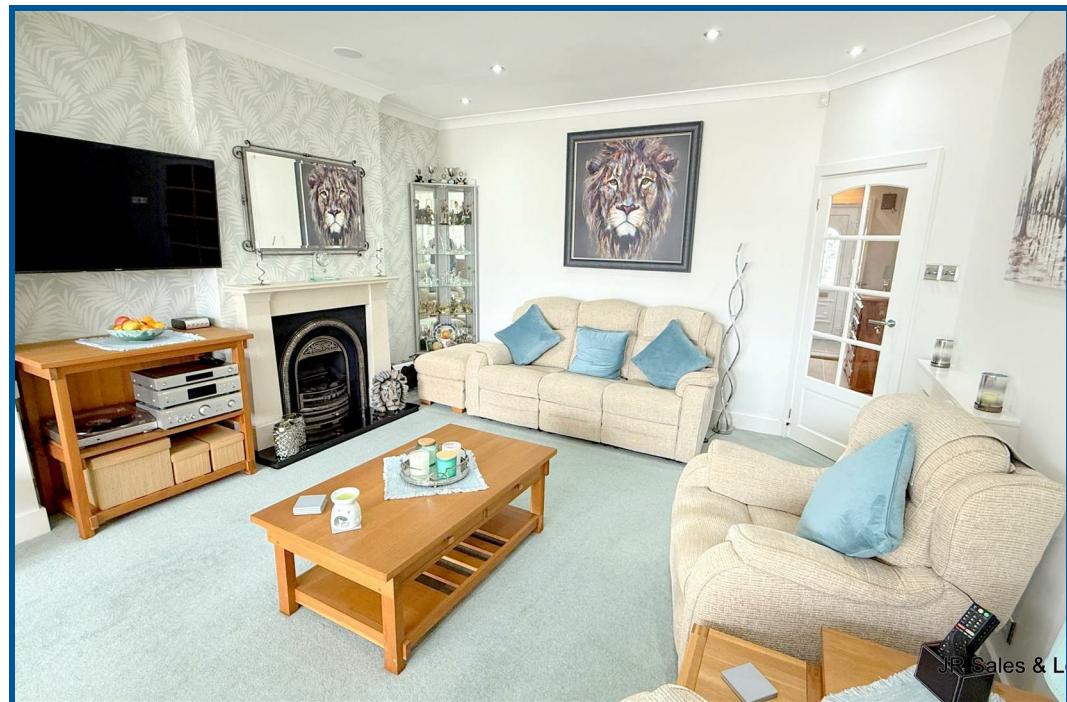
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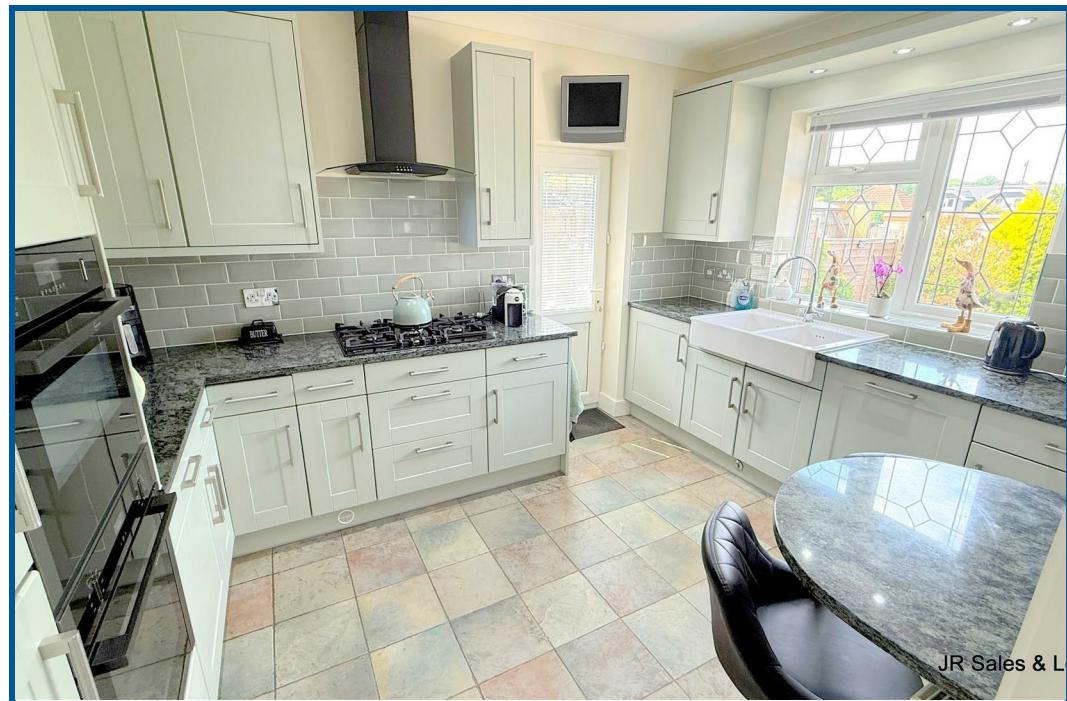
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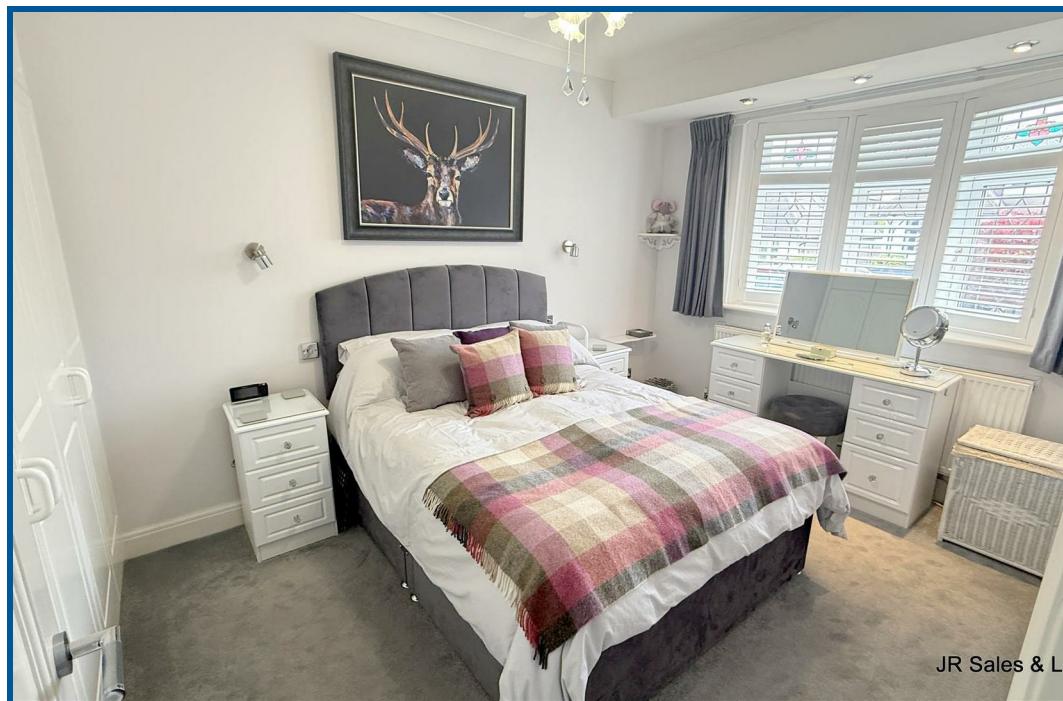




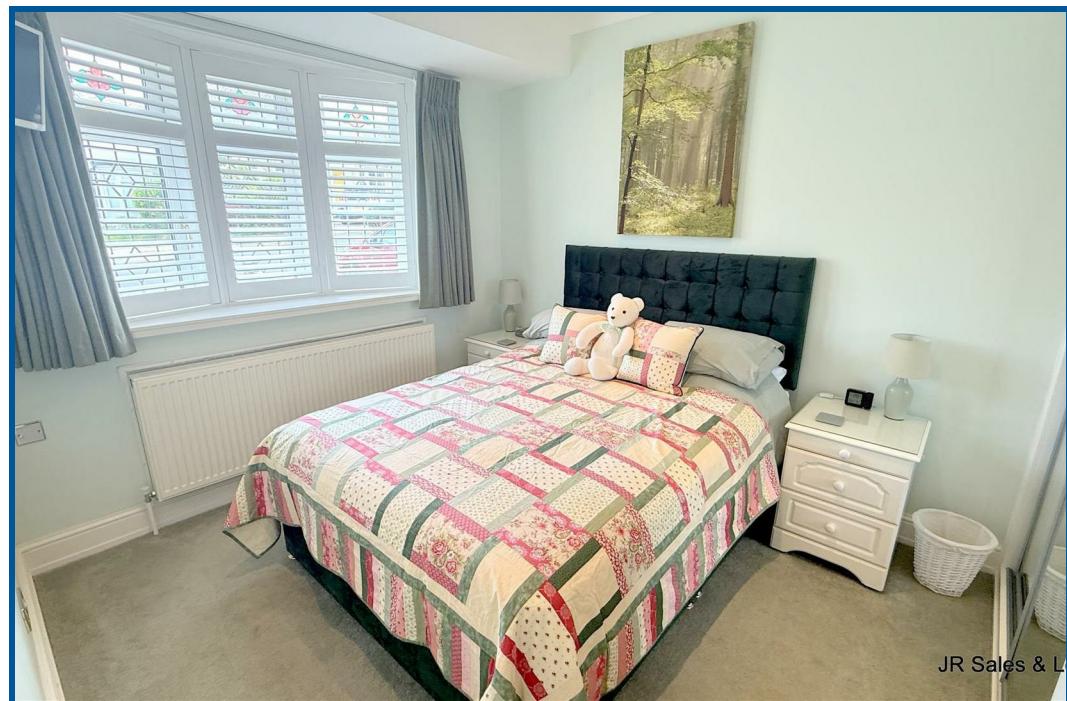
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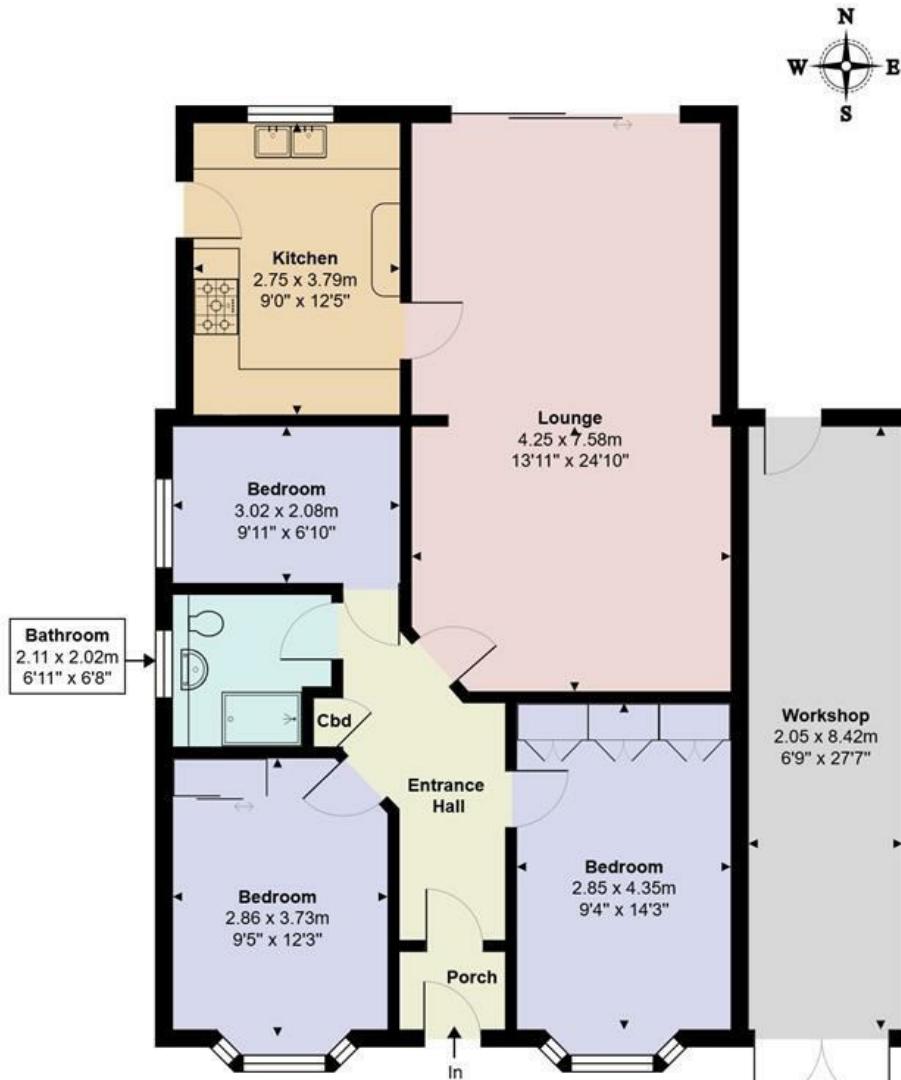
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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	





Cypress Avenue, Crews Hill EN2 9BY

Total Area: 107.5 m² ... 1157 ft²

All measurements are approximate and for display purposes only