



**Colesdale
Cuffley**



**£549,999
Freehold**

Offered Chain Free is this spacious three-bedroom semi-detached home with a large ground floor extension, offering well-proportioned family accommodation throughout. The property benefits from a recently refitted kitchen, a spacious utility room, good sized living room, a separate dining room, and a ground floor WC.

Ideally positioned within a short walk of Cuffley School, the village shops, and the mainline station with direct services to Moorgate, the property also enjoys close proximity to George V Playing Fields and surrounding countryside walks, making it an excellent choice for families and commuters alike.

Externally, there is a low-maintenance garden and a garage to the rear, with on-street parking nearby.

The property has also been adapted in part to support mobility needs, including a wet room shower, stair lift, and external handrails.

- **Chain Free, Spacious three-bedroom semi-detached home**
- **Large ground floor extension providing excellent living space**
 - **Recently refitted modern kitchen**
 - **Generous utility room for added practicality**
- **Separate dining room ideal for family meals and entertaining**
 - **Ground floor WC**
- **Within walking distance of Cuffley School, village shops and mainline station (Moorgate links)**
- **Close to George V Playing Fields and surrounding countryside walks**
 - **Low-maintenance rear garden with garage**
- **Mobility adaptations including wet room, stair lift and external handrails**

Front

Laid to lawn with shrub and flower borders. Path with steps and handrails leading to front door. Leaded light composite double glazed entrance door to the:-

Entrance Porch

Opaque Georgian style double glazed windows to the side. Laminate wooden floor. Doors to:-

Ground Floor WC

Opaque double glazed window to the side. Low flush W.C. Wall mounted towel radiator. Vanity corner wash hand basin with mixer tap and tiled splash backs. Ceramic tiled floor.

Living Room

23'1 x 15'4 narrowing to 9'3
Double glazed Georgian style bow window to the front. Feature gas fireplace with marble insert and hearth with wooden surround. Laminate wooden floor throughout. Coving to ceiling. Column style double radiator. Open plan to:-

Dining Room

12'7 x 9'9
Double glazed sliding patio doors to the garden. Laminate wooden floor. Feature tall column radiator. Coving to ceiling. Spotlights to ceiling. Open plan to:-

Utility Room

12' x 8'10
Double glazed window to the side. Cupboard under the stairs. Attractive range of wall and base fitted units quartz stone work surfaces over with up stands and a underslung stainless steel sink with mixer tap over. Spaces and plumbing for Washing machine and condensing tumble drier. Cupboard housing Worcester boiler. Recess for tall fridge freezer. Inset spotlights to ceiling. Marble effect LVT tiled flooring. Open plan to:-

Kitchen

15'8 x 9'2
Double glazed windows to the side and rear. Attractive range of wall and base fitted units quartz stone work surfaces over with up stands and a underslung composite sink with mixer tap over drainer groves. Plumbing for dishwasher. Eye level double oven. Induction hob with extractor fan over and quartz stone splash back. Recess for for fridge/freezer. Laminate wooden floor. Coving to ceiling. Inset spotlights to the ceiling. Marble effect LVT tiled flooring. Opaque double glazed door to the front of the house.

Stairs to First Floor/Landing

Inner lobby with built in storage cupboard. stairs to the first floor. Opaque double glazed window to the side. Access to loft space. Doors to airing cupboard housing immersion cylinder. Doors to:-

Bedroom 1

12'11 x 9'10 plus door recess
Georgian style double glazed window to the front. Column radiator. Laminate wooden floor.

Bedroom 2

12'3 x 9'10
Double glazed window to the rear. Column radiator. Laminate wooden floor.

Bedroom 3

8'7 x 8'5
Georgian style double glazed window to the front. Column radiator. Laminate wooden floor.

Wet Room Shower

Opaque double glazed window to the rear. Suite comprising of low flush W.C. Pedestal wash hand basin with mixer tap. Walk in wet room Shower with Mira electric shower fold out chair and half-height bi-fold doors. Extractor fan. Radiator.

Garden

40'
Patio area and steps up with safety rails to higher tiers. Pedestrian rear access. Door to garage. Outside lighting. Side access.

Garage

16'6 x 8'3
Up and over door. Window. Power and lighting.

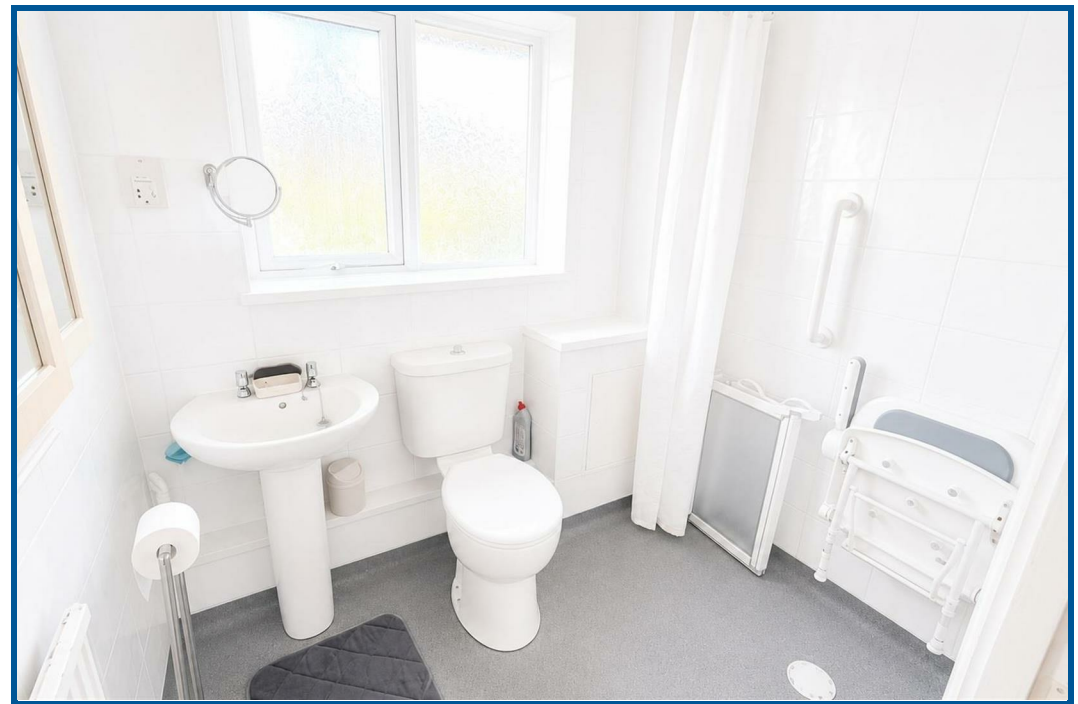
Parking

There is on street parking without restrictions. There is potential for off street parking at the top of the garden next to the garage.

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
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	

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