

Hill Rise
Cuffley

JR Sales & Lettings

£879,950
Freehold

Fantastic opportunity to acquire this substantial plot property on a highly sought-after road in Cuffley. This three/four-bedroom chalet-style home sits on an impressive 0.22-acre plot, measuring approximately 195 ft by 50 ft.

The property benefits from a carriage driveway providing off-street parking for multiple vehicles, a large integral garage, superb gardens, and four reception rooms. The versatile accommodation includes a kitchen/dining room, living room, lounge, principal bedroom with en-suite, and an additional reception room/bedroom four on the ground floor. Upstairs, there are two further bedrooms, one featuring a dressing room, as well as a separate shower room/WC.

Offering excellent scope, this property would make a wonderful family home or provide the perfect foundation for a larger redevelopment project, subject to the necessary planning consents.

Ideally located, the property is within a 15-minute walk of Cuffley Village and Cuffley Train Station, offering direct services to Moorgate, as well as easy access to picturesque countryside and woodland walks.

Call today to arrange a viewing and discover everything this impressive home has to offer.

- **Substantial 0.22-acre plot (approx. 195 ft x 50 ft) on a sought-after Cuffley road**
- **Versatile three/four-bedroom chalet-style home**
- **Carriage driveway with off-street parking for multiple vehicles**
- **Large integral garage**
- **Four spacious reception rooms offering flexible living space**
- **Kitchen/dining room ideal for family living and entertaining**
- **Principal bedroom with en-suite on the ground floor**
- **Two further bedrooms upstairs, one with dressing room and en-suite**
- **Additional shower room/WC serving the first floor**
- **Excellent potential for extension or redevelopment (subject to planning consent)**

Front
Block paved carriage driveway with shrub and flower borders. Carriage light. Step to the front door.

Entrance
Composite leaded light double glazed entrance door to the:-

Hallway
Stairs to the first. Two double radiators. Laminate wooden floor. Wall lights. Doors to:-

W.C.
Opaque Georgian style leaded light double glazed window to the rear. Low flush W.C. with concealed cistern. Vanity wash hand basin. Tiled splash backs. Chrome towel radiator.

Bedroom
Double glazed Georgian style bow window to the front. Two double glazed windows to the side. Double radiator. Coving to ceiling. Dado rail. Door to the:-

En-Suite Bathroom
Opaque Georgian style double glazed window to the side. Double ended spa bath with Georgian style mixer tap and hand attachment. Low flush W.C. Tile enclosure shower cubicle with mixer valve and hand attachment. Double radiator. His and Hers vanity wash hand basins with cupboards under. Part tiled walls. Coving to the ceiling. Inset spotlights. Extractor fan. Wall lights.

Sitting Room/Bedroom 4
Georgian style double glazed bow window to the front. Double radiator. Laminate wooden floor. Coving to ceiling. Dado rail. Fireplace with wooden surround, tiled inset and hearth with electric fire.

Dining Room
Georgian style double glazed window to the side. Double radiator. Laminate wooden floor. Feature stone fireplace with cast iron fire and quartz stone hearth. Laminate wooden floor. Coving to ceiling. Open plan to the:-

Living Room
Georgian style double glazed French doors and side windows to the rear and side. Laminate wooden floor. Two double radiators. Wall lights.

Kitchen/Breakfast Room
Georgian style double glazed windows to the rear. Double glazed door to the garden. Radiator. Ceramic tiled floor. Wall lights. Comprises of wall and base country style cream fitted units with stripe wood work surfaces over. Incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Integrated dishwasher. 5 ring gas hob with extractor fan over. Eye level double oven. Glass display cabinets. Tiled splash backs. Glazed door to the:-

Utility Room
1 1/2 bowl stainless steel sink. Wall and base units. Wall mounted Worcestor Bosch boiler. Space for tall fridge freezer. Plumbing and space for washing machine and tumble dryer. Ceramic tiled floor. Door to the:-

First Floor Landing
Double glazed Velux window to the front. Georgian style double glazed window to the front. Radiator. Doors to:-

Bedroom
Double glazed Velux window to the side. Georgian style double glazed windows to the rear. Radiator. Built in access to the loft space. Cupboard with access to loft space storage.

Bedroom
Georgian style double glazed window to the rear. Double radiator. Built in fitted wardrobe. Wall lights.

Shower Room
Opaque Georgian style double glazed windows to the front. Built in fitted wardrobe Wall lights. Suite comprising of enclosed shower cubicle with Triton electric shower. Bidet. Low flush W.C. with concealed cistern and push button flush. Vanity wash hand basin with mixer tap and cupboard under. Part tiled walls. Extractor fan. Mirror cabinet.

Garden
approx 133'
West Facing. Large patio paved area. Water tap. Plug socket. Lighting. Side access via a gate. Mainly laid to lawn with shrub and flower borders. Timber summer house. Sun patio. Two Greenhouses. Vegetable patches.

Garage
Electric roller door. Power and lighting. Access to loft storage. Space for tumble dryer.

Plot
approx 195' x 50'
0.22 Acre plot. West Facing Garden

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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VACANCES PLEI
LE LOT EN QUERCY : TERRE D
Le Plaisir de Vivre l'Hôtellerie
différemment
























Canon







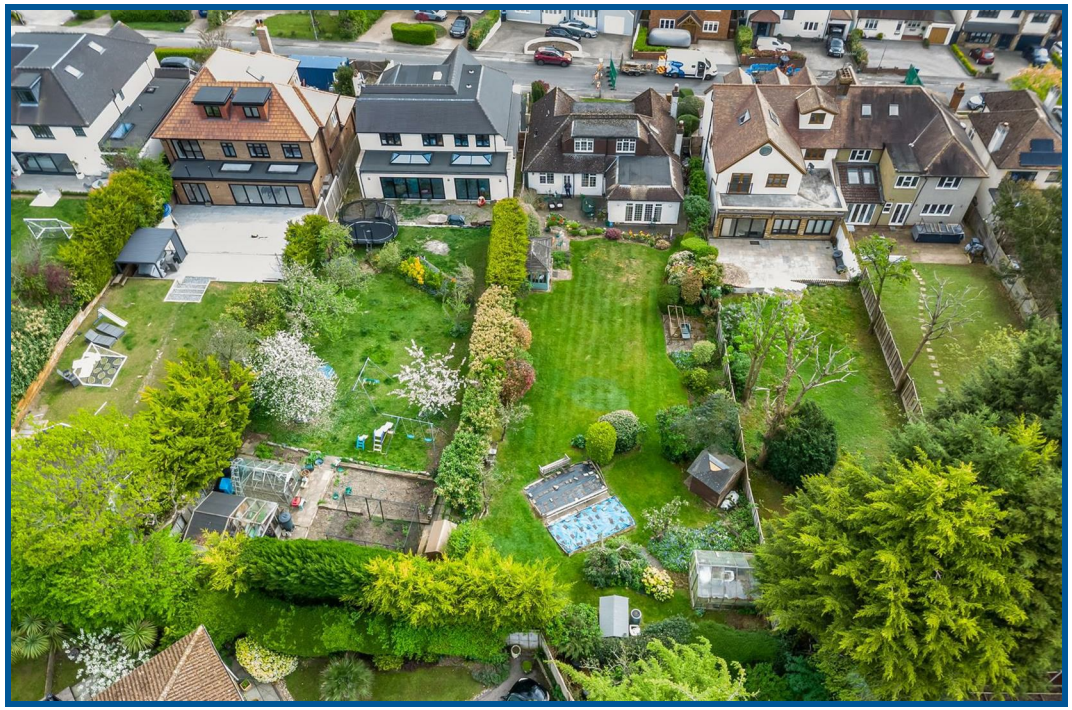




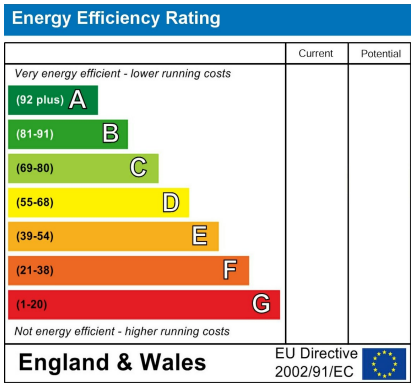


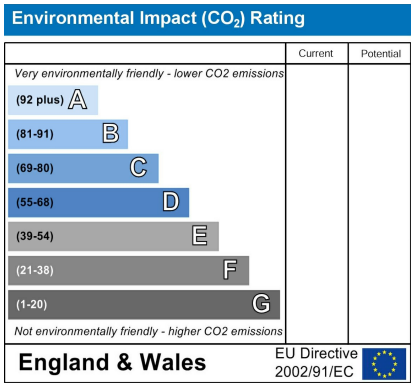









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

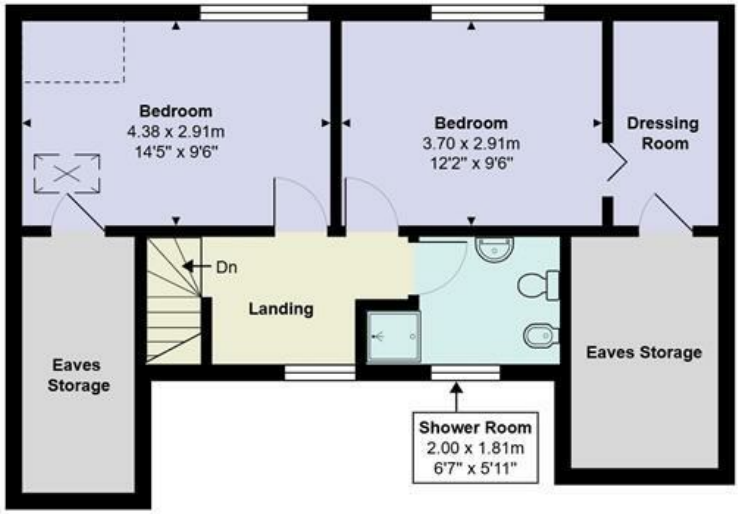

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


44
36



Ground Floor
Area: 123.5 m² ... 1330 ft²





First Floor
Area: 54.3 m² ... 584 ft²

Hill Rise, Cuffley, Potters Bar, EN6 4EH

Total Area: 177.8 m² ... 1914 ft²

All measurements are approximate and for display purposes only