

**South Drive, Cuffley**  
**£775,000 Freehold**



**VIEWING RECOMMENDED!**

**Cheshunt: Tel: 01992 621116**

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**Cuffley: Tel: 01707 872111**







EXCHANGED! SIMILAR PROPERTIES URGENTLY REQUIRED. CALL FOR FREE VALUATION.

A Beautifully Presented Four Bedroom Fully Detached 1930's Bungalow featuring a superb open planned Kitchen/Living Room Extension with 6M Patio door opening to the Approx. 85' South/West Facing Garden which features a Swimming Pool & Outbuilding Workshop & Office. There is a Luxury En-suite to the main Bedroom & Utility Room. Situated on almost level walking distance of Cuffley Village high street shops (0.3miles) & Cuffley British Rail (0.5miles).

- Gas Heating/Double Glazing
- Four Bedrooms
- Luxury En-Suite Bathroom
- Superb Open Planned Kitchen/Living Room
- Block Paved Driveway
- Outbuilding Office/Workshop
- Swimming Pool
- Utility Room
- Great Location
- Viewing Highly Recommended!

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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#### Entrance

Composite double glazed entrance door to:-

#### Hallway

Coving to ceiling. Picture rail. Stairs to first floor. Under stairs storage cupboard housing meters. Laminate wooden floor. Floor hatch to a underfloor crawl space. Doors to:-

#### Bedroom 1

10'8 x 13'1 into the bay

Double glazed boxed bay window to the front. Double radiator. Door into:-

#### Ensuite/Bathroom

Doors from hallway and bedroom 1 (Jack and Jill). Opaque double glazed window to the side. Deep panel bath with mixer tap and shower attachment. Low flush W.C. with push button flush. Wall mounted wash hand basin with mixer tap. Chrome towel radiator. Inset spotlights to ceiling. Extractor fan. Wet room shower with shower valve and rain head. Extensively tiled walls and flooring. Underfloor heating.

#### Bedroom 2

11'5 x 8'11

Double glazed window to the front. Double radiator. Laminate wooden floor. Picture rail.

#### Utility Room

6'10 x 5'6

Opaque double glazed window to the side. Wall mounted Worcester Boiler. Double radiator. Range of wall and base fitted units. Work surface. Space for tumble drier. Plumbing for washing machine.

#### Open Plan Kitchen/Living room/Dining room

24'4 x 25'9

Large 6 meter opening sliding patio double glazed doors to the garden. Large double radiator. Electric/open feature fireplace with plumbing for gas. Two original feature leaded light diamond shaped windows to the side. Laminate wooden flooring throughout. Coving to ceiling. Kitchen comprises of wall and base fitted units with roll edge work surfaces over and a Centre Island. Incorporating a 1 1/2 bowl sink with mixer tap. Built in fridge and freezer. Separate drinks fridge. Built in dishwasher. Zanussi oven with self cleaning technology. Zanussi induction hob. Stainless steel and glass extractor fan over. Glass display cabinets. Inset spotlights to the ceiling. Wall units have underlighting.

#### Landing

Velux window to the side. Inset spotlights. Built in storage cupboard. Door to:-

#### Bedroom 3

16'5 x 11'11

Double glazed window to the rear over looking the garden. Inset spotlights to the ceiling. Radiator. Wall of fitted wardrobes in the eaves.

#### Bedroom 4

15'6 x 11'9

Double glazed window to the front. Velux window. Double radiator. Inset spotlights to the ceiling. Wall of fitted wardrobes and cupboards in the eaves.

#### Bathroom

Velux window to the side. Panel bath with mixer tap and shower attachment. Low flush W.C. with concealed cistern. Vanity wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Extractor fan. Inset spotlights to the ceiling. Tiled enclosed shower cubicle. Tiled walls & floor.

#### Front

Block paved driveway with ample parking. Motion sensor security lights. Chargemaster electric car charger.

#### Garden

approx. 85'

Side access. Courtesy door to outside office. Laid lawn. Shrub and flower borders. Patio area. Swimming pool which has a filter pump and is 1.2m deep at shallow end x 2m deep at the deep end. Timber shed with window, power and lighting. Outside lighting. Outside power socket. Motion sensor security lights. Double doors into:-

#### Workshop/Storage Outbuilding

16'7 x 8'

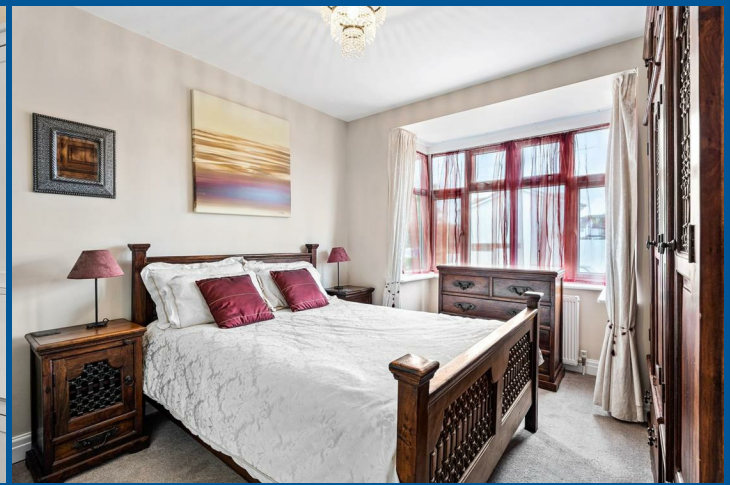
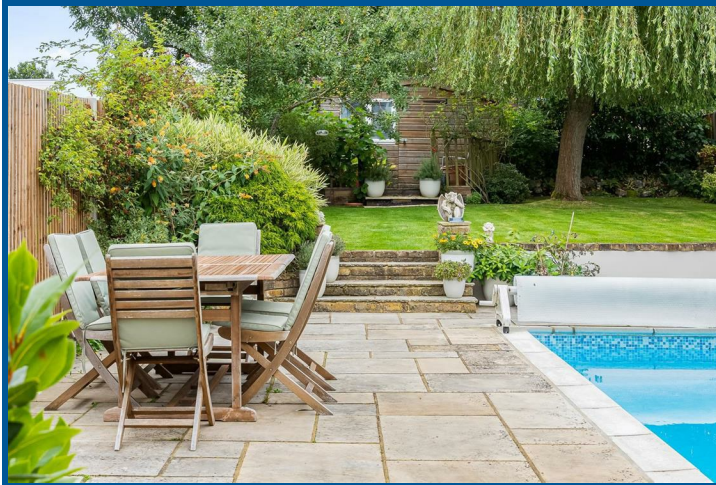
Double glazed window to the side. Power and lighting. Filtered pump for swimming pool.

#### Outside Office

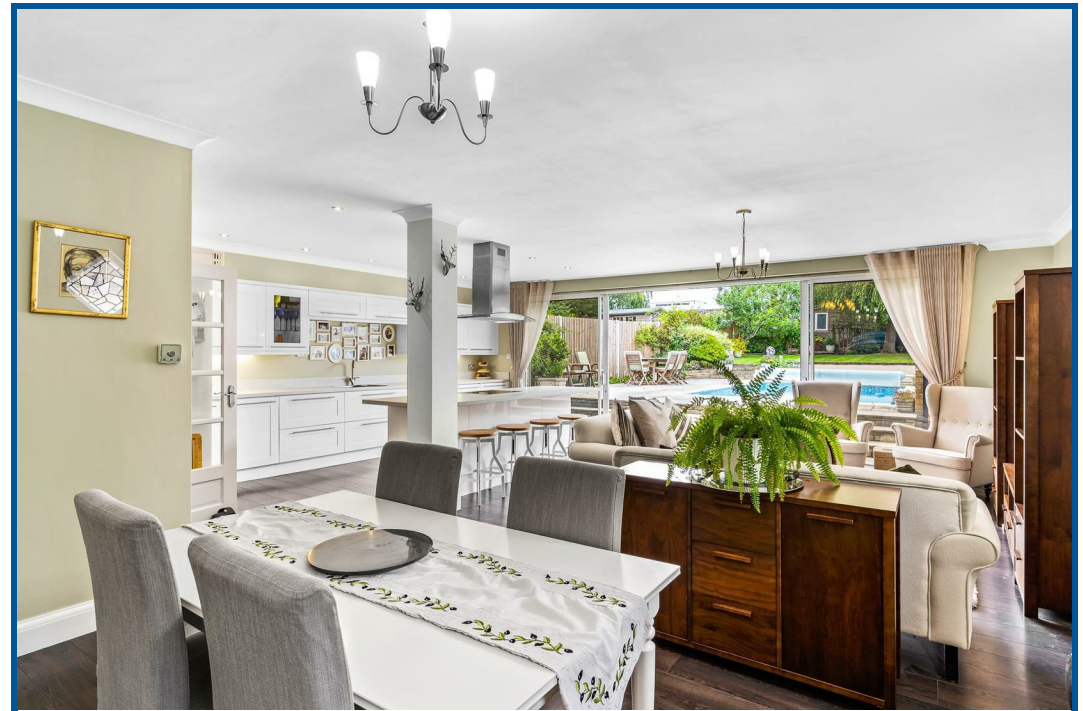
11'9 x 6'9

Double glazed window to the side. Laminate wooden floor. Power and lighting. Wall mounted panel heater. Lighting.

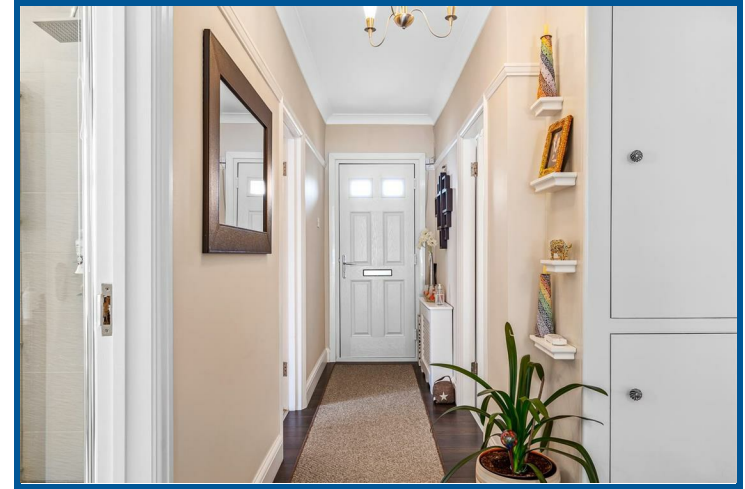
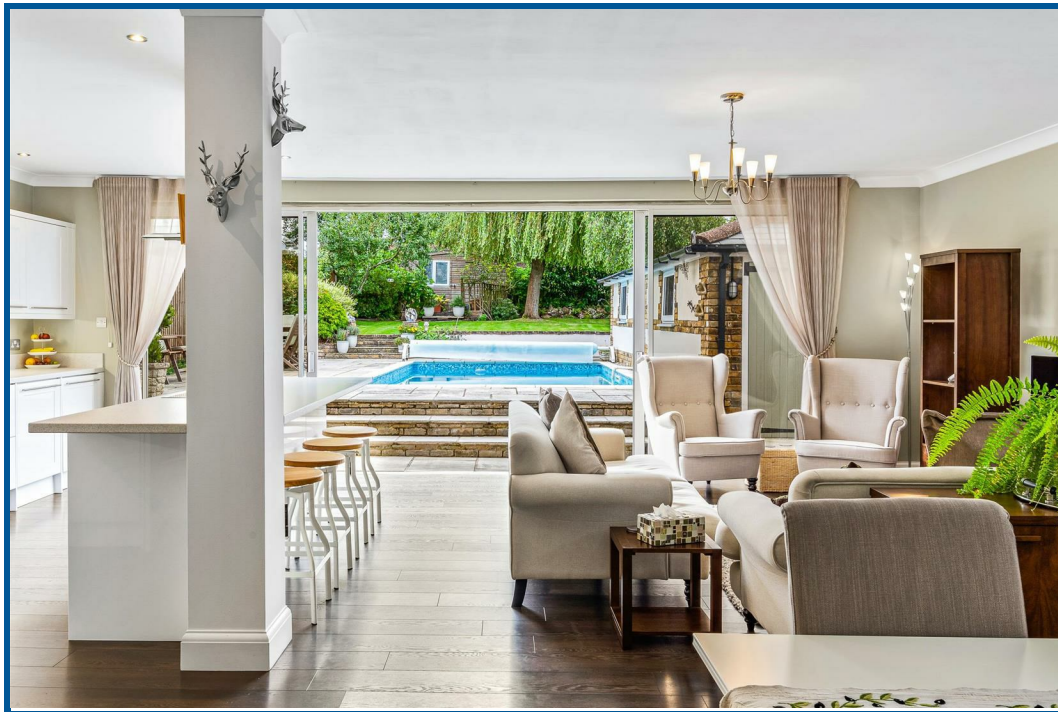
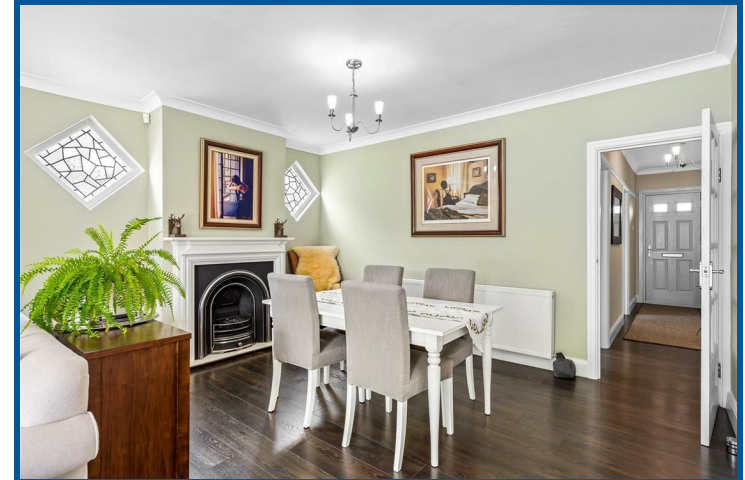
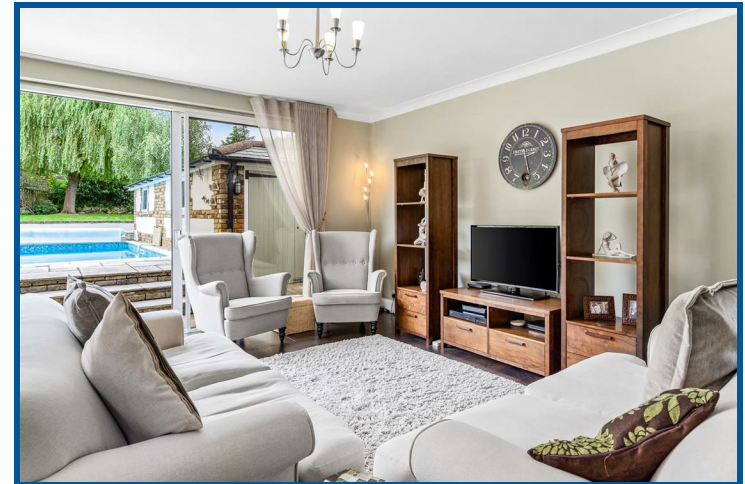




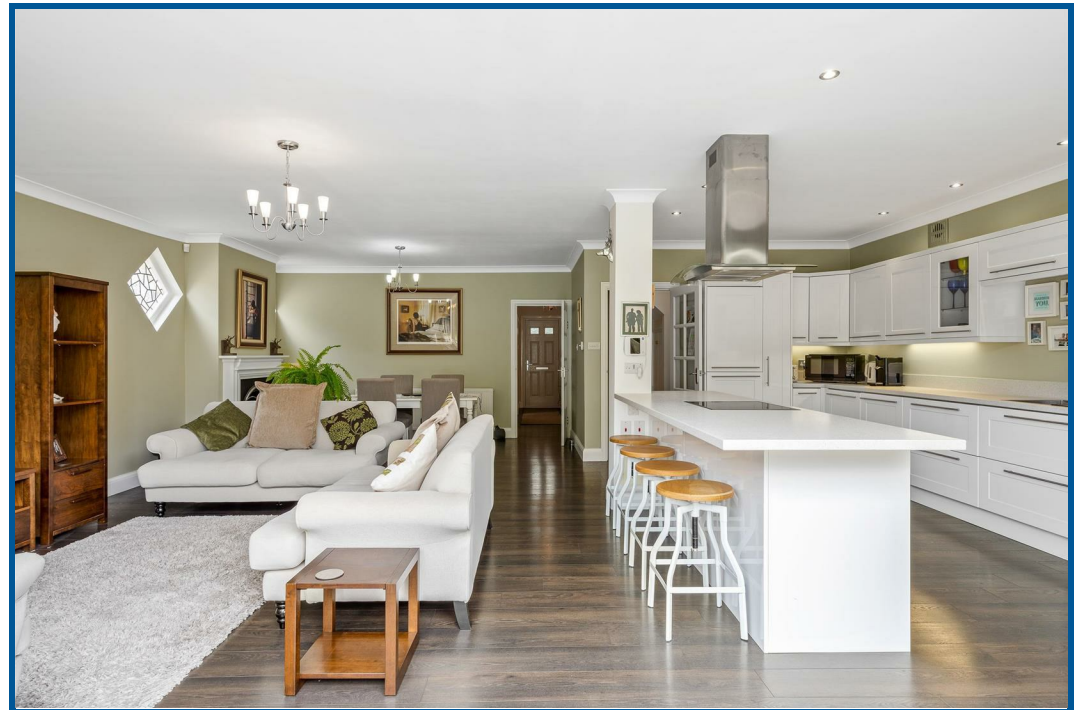




















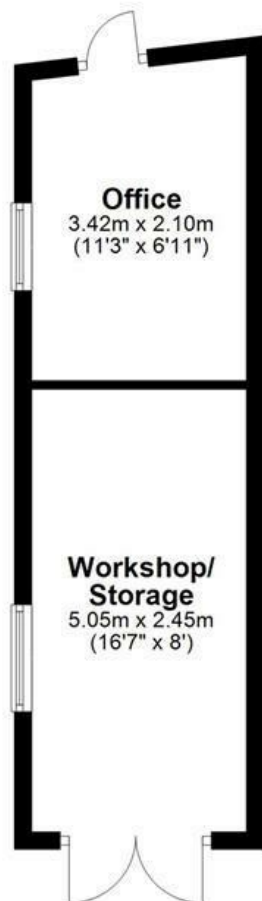






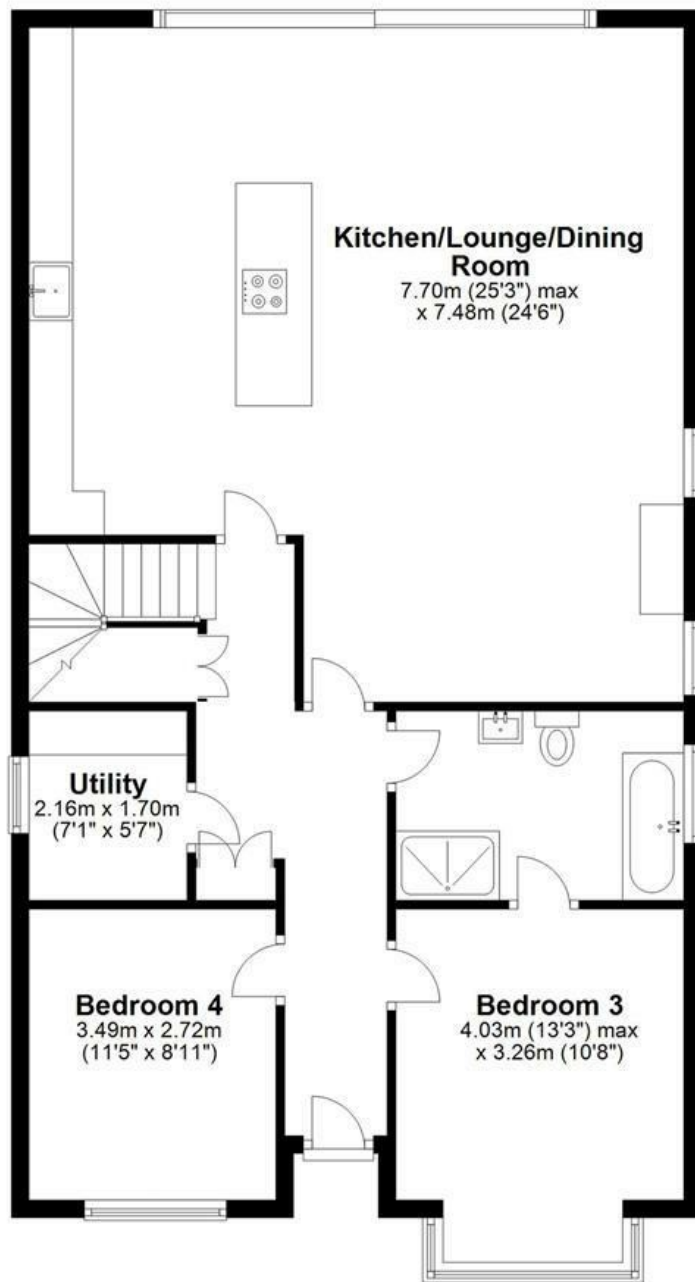
## Outbuilding

Approx. 21.4 sq. metres (229.8 sq. feet)



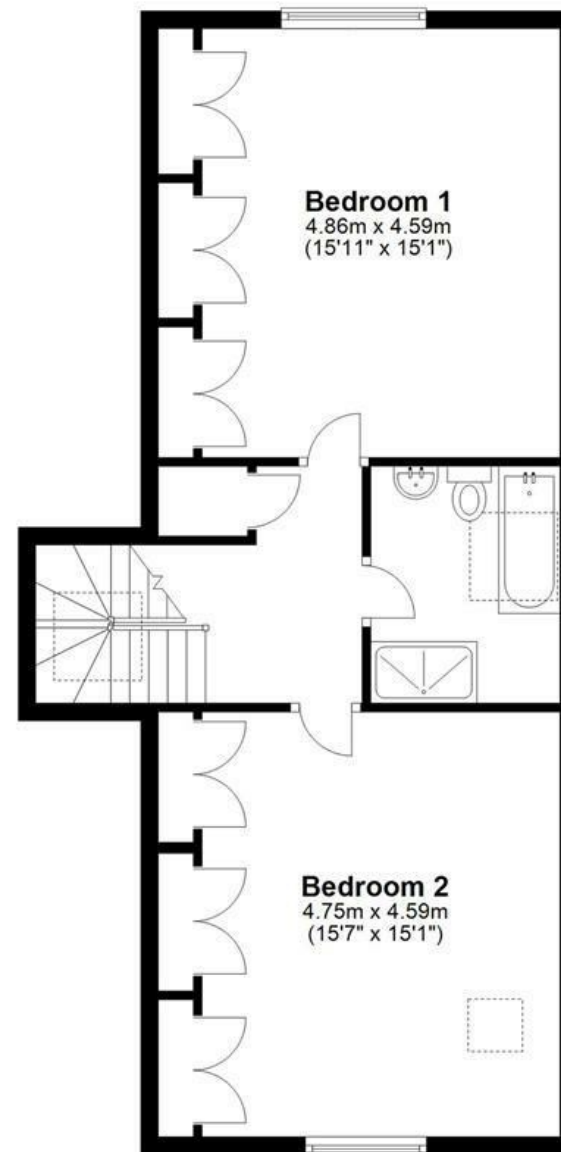
## Ground Floor

Approx. 99.6 sq. metres (1071.8 sq. feet)



## First Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 180.9 sq. metres (1946.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.