



**Burleigh Way  
Cuffley**



**£750,000  
Freehold**

**JR Sales & Letting**

## Spacious & Versatile Detached Bungalow with 93ft South-East Facing Garden

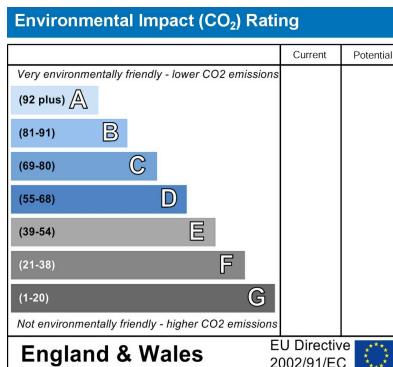
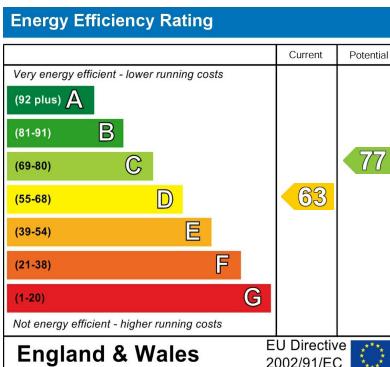
Situated in a quiet cul-de-sac, this beautifully presented four/five-bedroom detached bungalow offers versatile accommodation, ideal for families or those needing flexible living space. The property boasts a superb 93ft south-east facing garden, a spacious living room, an extended kitchen/dining room, and a bright conservatory.

Additional highlights include driveway parking and a self-contained annex room with WC and its own private entrance, perfect for multi-generational living, a home office, or guest accommodation.

Conveniently located within a mile of Cuffley Village shops and the mainline station, this home offers a peaceful yet accessible lifestyle with excellent transport links and local amenities.

A rare opportunity not to be missed—schedule your viewing today!

- **Chain Free Sale**
- **Superb approx. 93ft Garden South East Facing**
- **Four/Five Bedrooms**
  - Conservatory
  - Driveway Parking
- **Quiet Cul-De-Sac location**
- **Extended Kitchen Dining Room**
  - Good Sized Living Room
- **Within a Mile of Cuffley Village Shops & Mainline Station**
- **Annex Room with WC and Own Front Door**



### Front

Garden. Block paved driveway with parking for 2 cars with potential for more. Shrub and flower borders. Path to feature arched double glazed French door with leaded light glass leading to the:-

### Porch

Leaded light glazed hardwood entrance door to the:-

### Hallway

Fitted shoe cupboard. Picture rail. Two radiators. Stairs to first floor with cupboard under. Laminate wooden floor.

Doors to:-

### Living Room

20' x 14

Double glazed windows to the rear. Two double radiators. Leaded light double glazed windows to the side. Feature open brick built fireplace. Opaque glazed door back to the kitchen.

### Kitchen/Dining Room

19'7 x 10'11

Leaded light double glazed window to the side. Double radiator. Leaded light double glazed door to the side. Sliding double glazed patio doors to the conservatory. Glazed roof skylight. Kitchen comprises of a range of wall and base fitted units in solid wood with glass display cabinets. Quartz stone worktops over incorporating an underslung stainless steel kitchen sink with mixer tap and drainer grooves. Feature brick arched recess with tiled splash back with space for Rangemaster gas cooker with extractor chimney over. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Tiled splashbacks. Ceramic tiled floor. Inset spotlights. Oak beams to ceiling.

### Conservatory

12' x 8'

Double glazed windows. Fitted blinds. Wooden floor. French doors to the garden.

### Bedroom 1

16'6 x 11'

Double glazed leaded light double glazed bay window to the front. Radiator. Extensive range of solid wood fixed fitted wardrobes with built in drawers and glass display doors.

### Family Bathroom

Leaded light double glazed window to the side. Ceramic tiled floor. Built in airing cupboard housing immersion cylinder. Inset spotlights. Coving to ceiling. Radiator. Suite comprising of low flush W.C. Vanity wash hand basin fitted into a cupboard with mixer tap. Tiled panel bath with mixer tap and electric shower over. Glass shower screen. Inset spotlights to ceiling. Extractor fan. Extensively tiled walls. Range of fitted solid wood cupboards with mirrors.

### Bedroom 5/Study

7'11 x 6'5

Leaded light double glazed window to the side. Radiator. Picture rail.

### Bedroom 2/ Reception Room

14' into the bay x 11'1

Leaded light double glazed bay window to the front. Double radiator. Steps down with a timber balustrade and door to:-

### Annex Room

16'4 x 7'9

Double glazed leaded light window to the front. Leaded light double glazed door to the front. Real wood floor. Inset spotlights to ceiling. Double glazed door to the garden.

### W.C

Low flush W.C with push button flush. Vanity wash hand basin with mixer tap and cupboards under. Part tiled walls. Extractor fan. Inset spotlights. Fan heater. Real wood floor. Opaque double glazed window to the side.

### Stairs to First Floor

Doors to:-

### Bedroom 3

11'3 x 11'7 into the bay

Leaded light double glazed bay window to the rear with lovely views over rolling countryside. Multiple storage cupboards built into the eaves.

### Bedroom 4

11'4 x 10'8

Leaded light double glazed bay window to the front. Radiator. Range of fitted cupboards, wardrobes, storage shelves.

### Garden

93' approx

Very Well maintained Garden. Patio paved areas. Outside water tap. Sun canopy. BBQ area/patio. Mainly laid to lawn with shrub and borders. Shed. Side access.

### Agents Note

Current tenant has served the landlord notice to leave and some of the internal pictures are from before current tenant.



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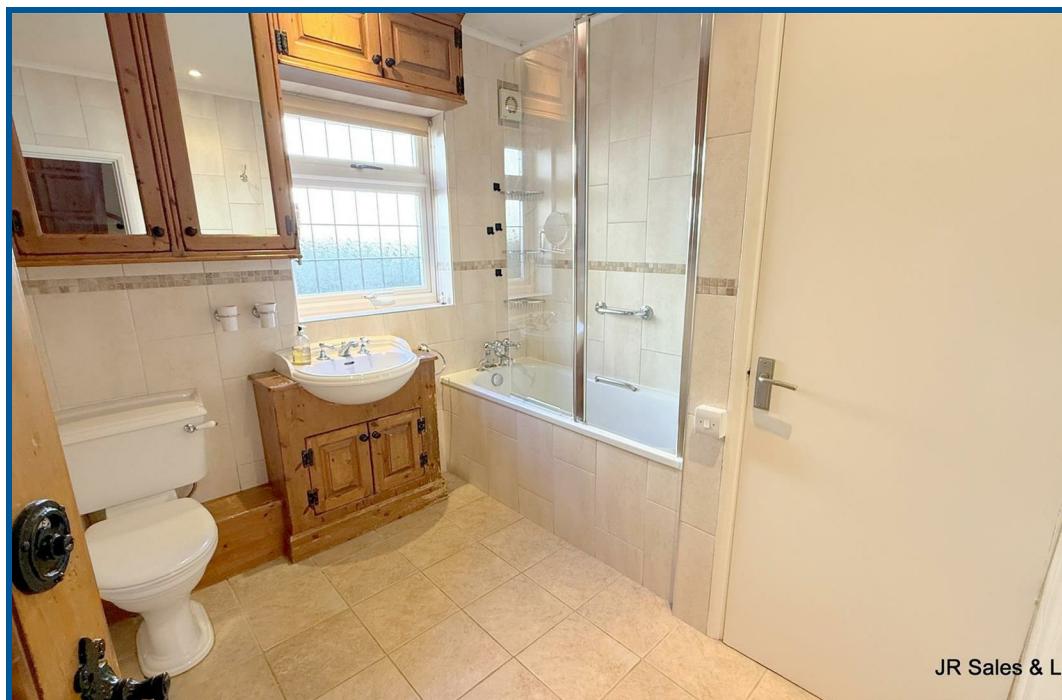
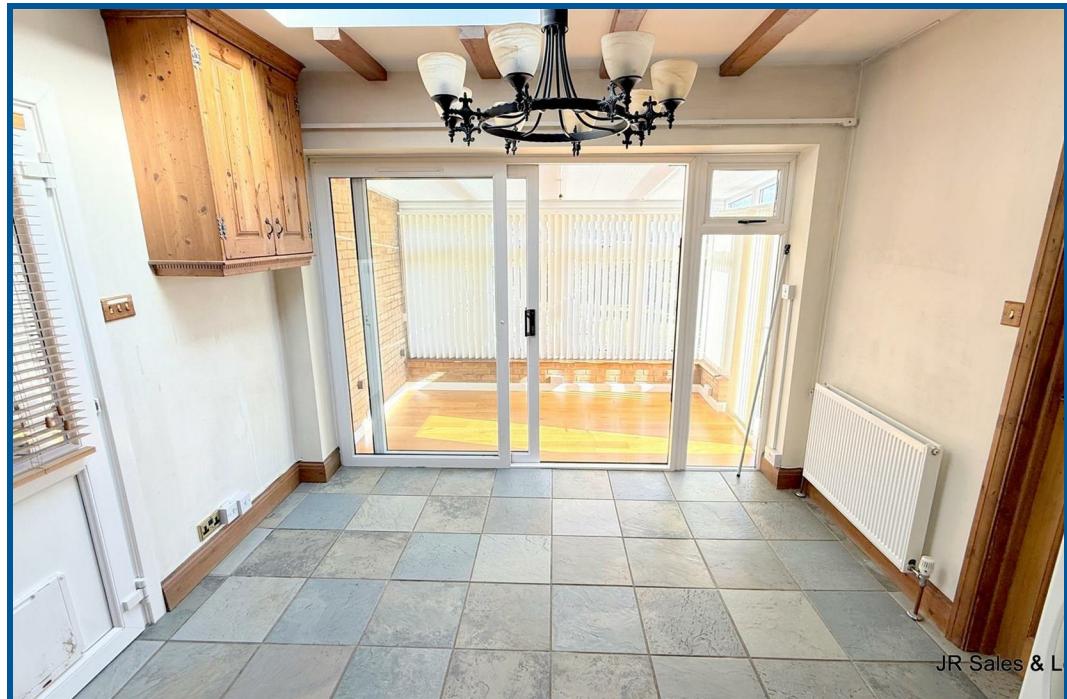
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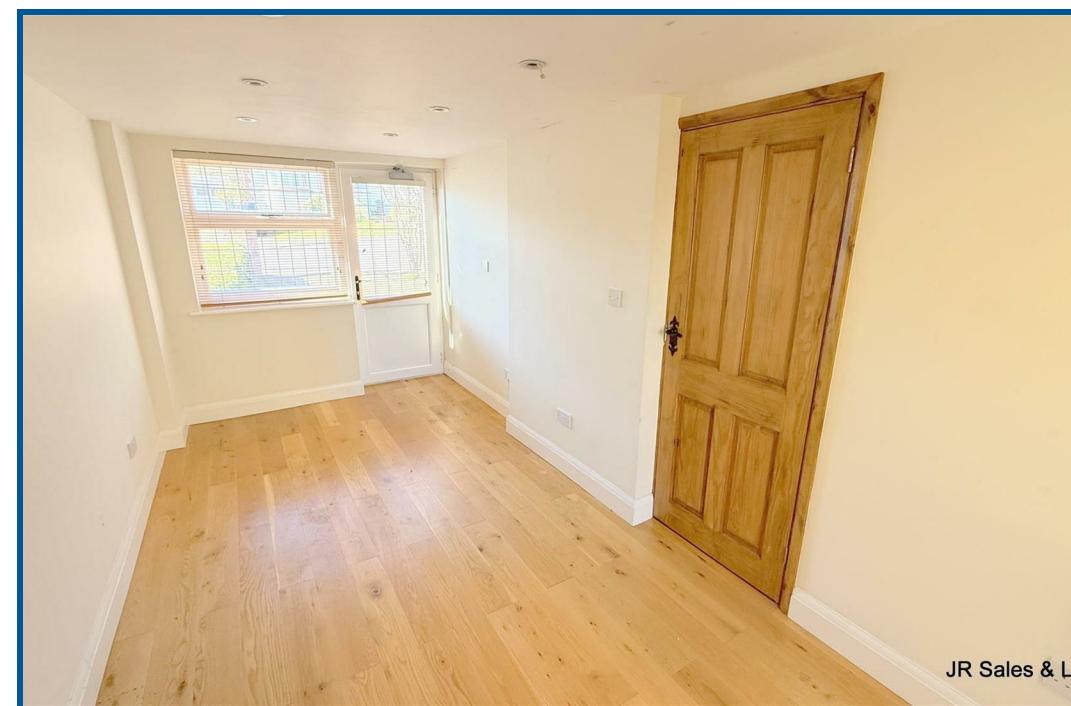


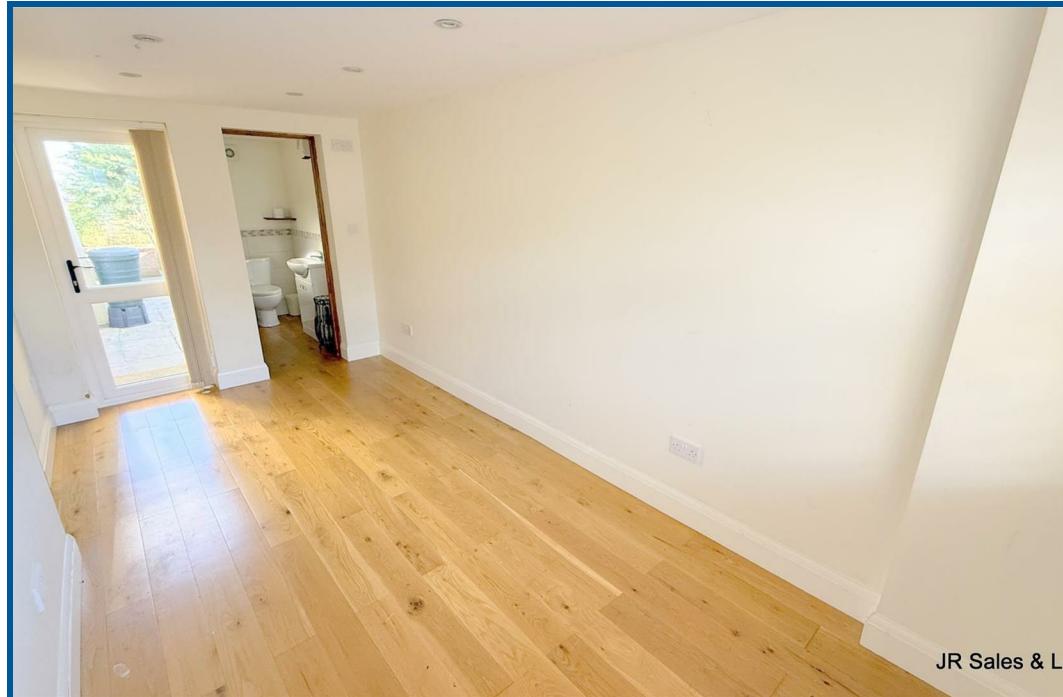
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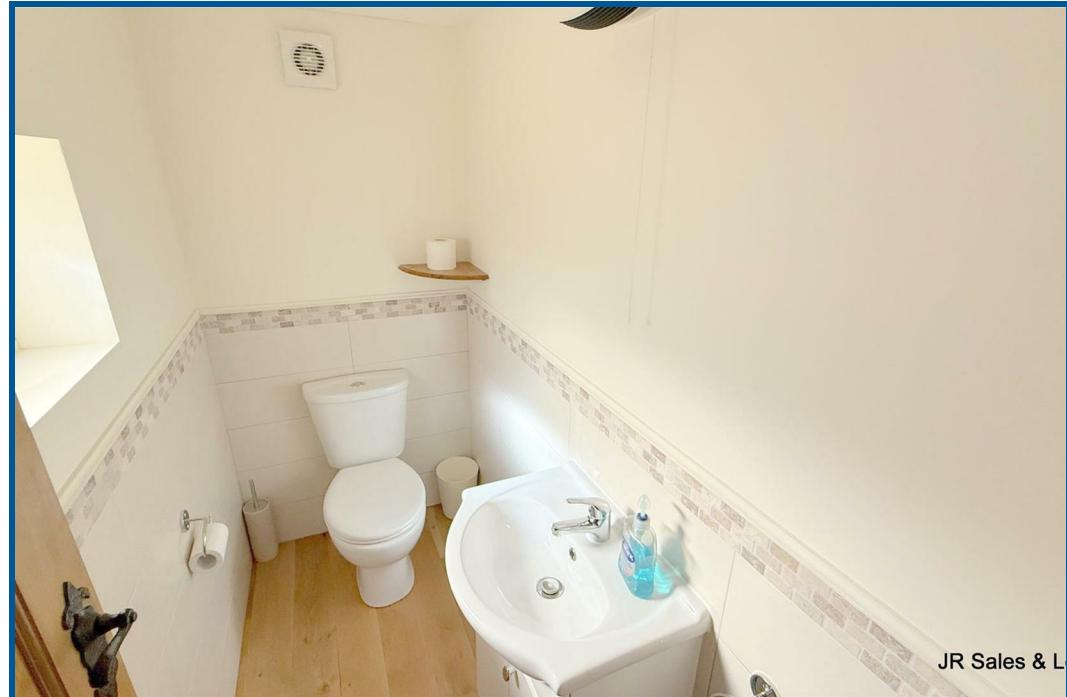
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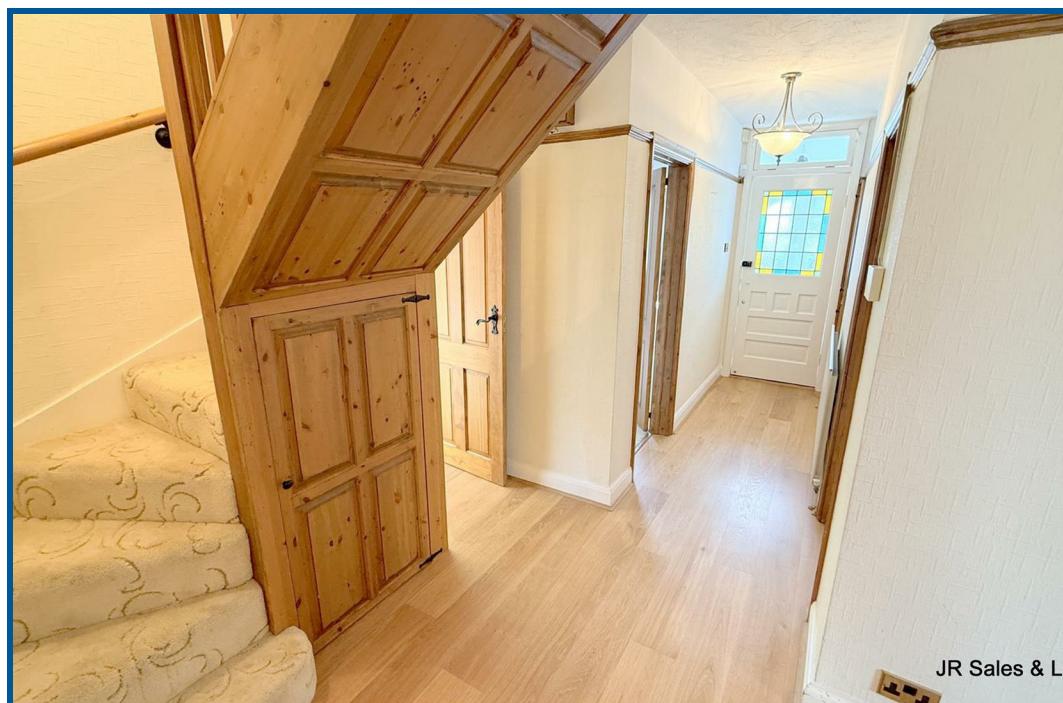




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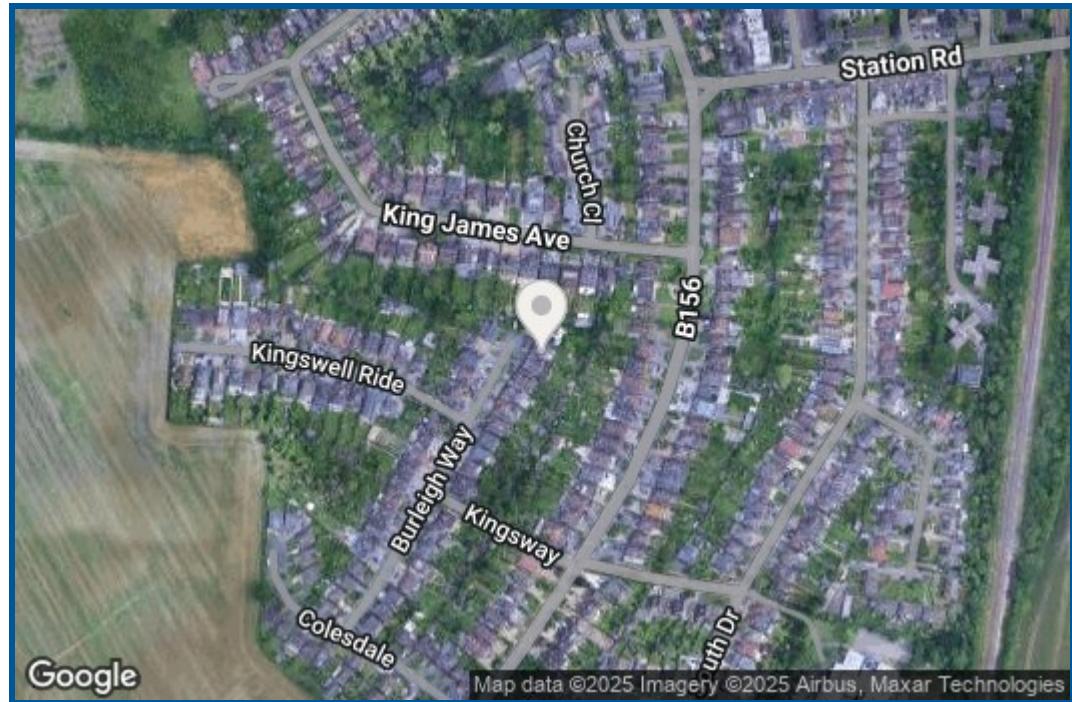
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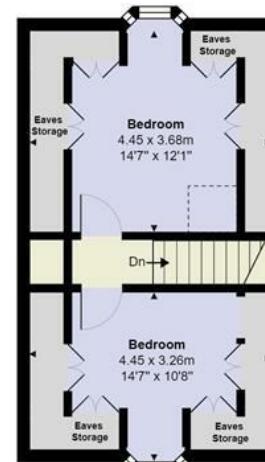


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**Burleigh Way, Cuffley, Potters Bar, EN6 4LJ**

Total Area: 166.8 m<sup>2</sup> ... 1796 ft<sup>2</sup>

All measurements are approximate and for display purposes only