

**Sutherland Avenue, Cuffley**  
**£745,000 Freehold**



**VIEWING RECOMMENDED!**

**Cheshunt: Tel: 01992 621116**

**[www.jrpropertyservices.co.uk](http://www.jrpropertyservices.co.uk)**

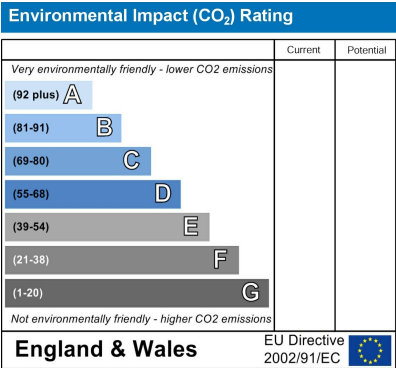
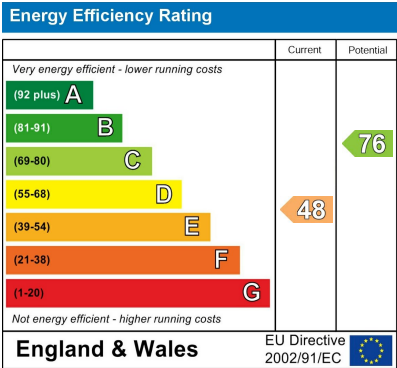
**Cuffley: Tel: 01707 872111**





Offered Chain free is this delightful detached Chalet Bungalow with Four Bedrooms & Two bathrooms. The property enjoys a superb 160ft Rear garden, Own driveway parking & garage. The property is situated in this popular avenue within easy reach of local shops, schools and main line station. Both the M25 and A10 are easily accessible. The property offers a excellent opportunity for modernisation for the new owner to create or develop to their own taste in a great location.

- Chain Free
- Double glazing & Gas Heating
- 160ft Rear Garden
- Four Bedrooms
- Two Bathrooms
- Utility Room
- Conservatory
- Lounge & Dining Room
- Driveway Parking
- Garage



**Front**

Block paved driveway with parking for multiple vehicles.

**Entrance**

Leaded light opaque double glazed entrance door to the:-

**Hallway**

Radiator. Stairs to first floor. Coving to ceiling. Doors to:-

**Ground Floor Bedroom 1**

10'2 x 13'10 into the fitted wardrobe  
Coving to ceiling. Double radiator. Double glazed window to the front. Large range of fitted wardrobes with sliding doors.

**Ground Floor Bedroom 2**

10'4 x 11'  
Coving to ceiling. Double radiator. Double glazed window to the front. Fitted wardrobe with sliding door.

**Kitchen**

11'6 x 11'4  
Double glazed window to the rear. Range of wall and base fitted units with roll edge work surfaces over. Incorporating sink with mixer tap and drainer. Space and plumbing for dishwasher. Built in wine rack. Ceramic hob with extractor fan over. Eye level Miele oven with a Neff built in microwave oven over. Recess for fridge and freezer. Cupboard housing a Vaillant Combi Boiler. Part tiled splash backs. Glazed door to the:-

**Utility Room**

18'10 narrowing to 9'8 x 6'  
UPVC double glazed window to the front. Radiator. Towel radiator. Double glazed window and door to the side into the garden. Double glazed window to the rear. Wall and base fitted units with stainless steel mixer tap and drainer. Plumbing for washing machine. Space for tumble drier. Tiled splash backs.

**Bathroom**

Opaque double glazed window to the side. Chrome towel radiator. Inset spotlights to ceiling. Extractor fan. Low flush W.C with push button flush. Bidet with mixer tap. Vanity wash hand basin with mixer tap and cupboard under. Wet room walk in shower cubicle with hand attachment and rain head.

**First Floor Bedroom 3**

12'5 x 11'4  
Double glazed window to the rear. Built in storage cupboards in the eaves. Radiator.

**Hallway**

Archway leads into the Lounge/Dining Room.

**Dining Room**

12'2 x 11'  
Double glazed windows to the side. Radiator. Coving to ceiling. Large feature open fireplace.

**Lounge**

12' x 14'10  
Double glazed patio doors to the rear. Coving to ceiling. 2 Double radiators. Other side of the feature fireplace in the dining room. Dado rail.

**Landing**

Velux window with a blind. Doors to:-

**First Floor Bedroom 4**

11'6 x 9'6 approx  
Double glazed windows to the front views over to Goffs Oak. Radiator. Built in cupboard. Double glazed window to the side.

**Bathroom**

Opaque double glazed window to the side. Low flush W.C with push button flush. Pedestal wash hand basin with mixer tap. Tiled enclosed shower cubicle with mixer shower. Mirror with light. Extensively tiled walls.

**Conservatory**

14'5 x 7'  
Double glazed with sliding doors. Ceramic tiled floor.

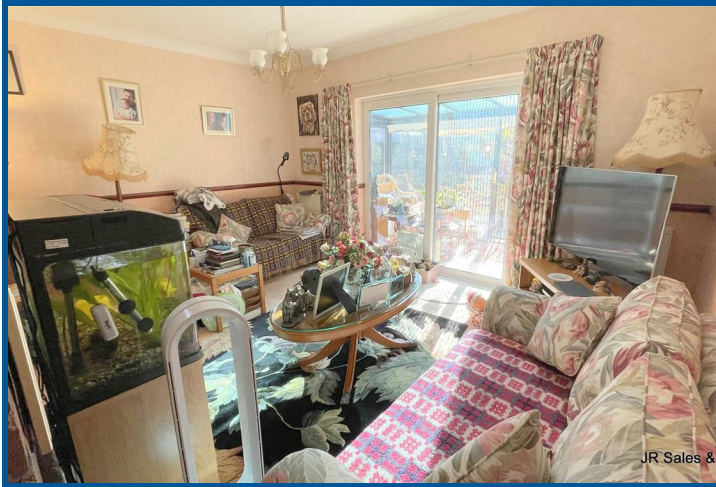
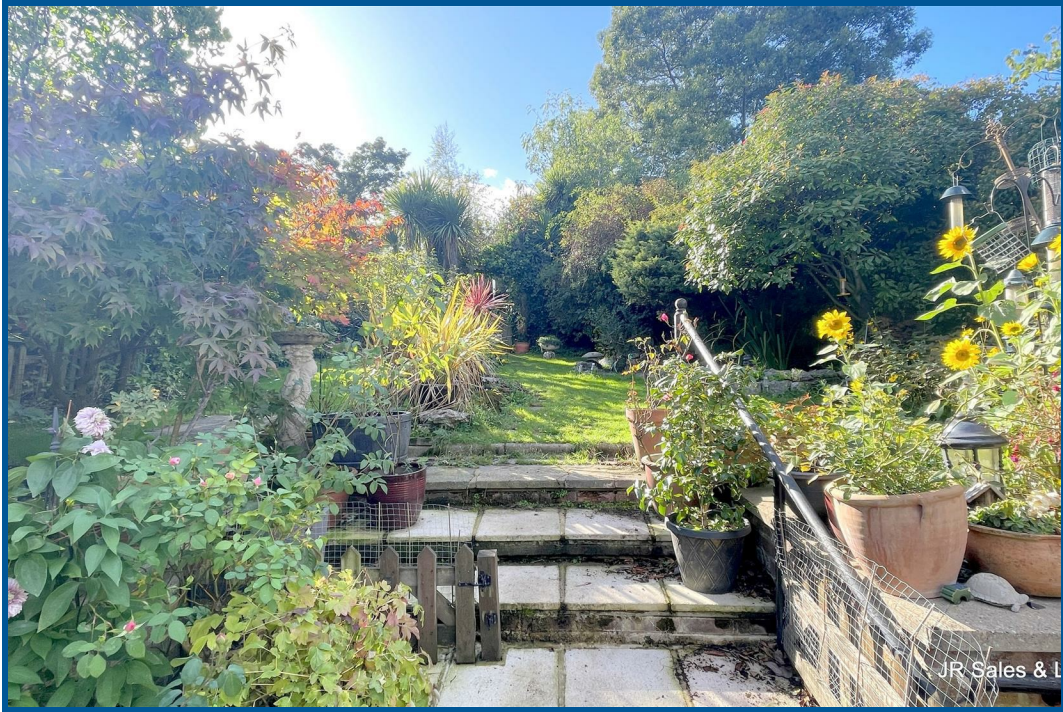
**Garden**

Courtesy door to the garage. Crazy paved patio area. Steps up to the lawn. Raised shrub and flower borders. Feature pond. Well stocked and mature garden set in 3 different sections. Vegetable patch. 2 Green houses. Veranda.

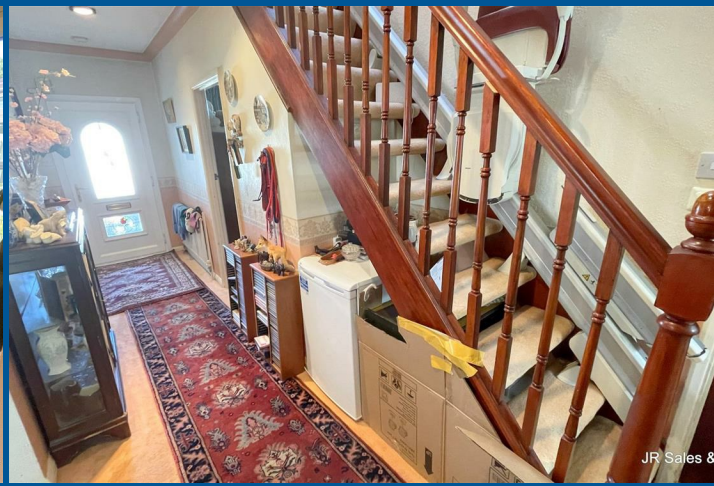
**Garage**

15'4 x 7'5  
Has a window. Up and over door. Power and lighting.













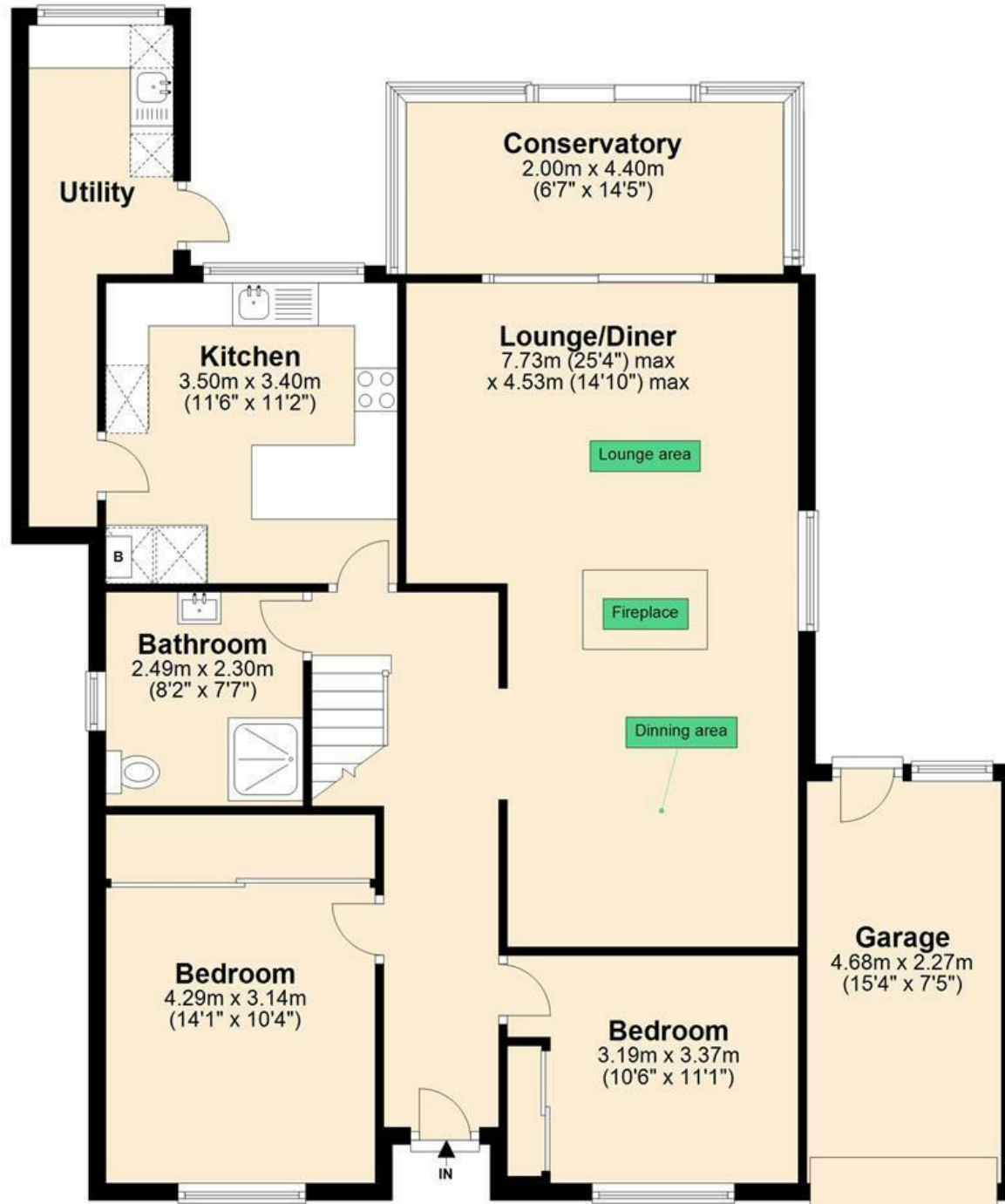
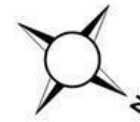






## Ground Floor

Approx. 113.1 sq. metres (1217.3 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 144.5 sq. metres (1555.1 sq. feet)