

**FOR SALE**  
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**Northaw Road East**  
**Cuffley**

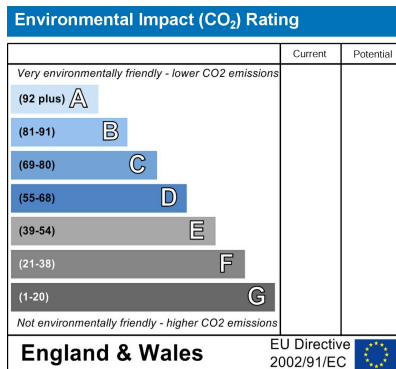
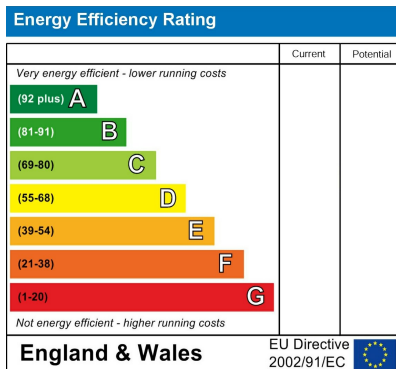


**£699,995**  
**Freehold**



Presenting a charming and delightful Three Bedroom Detached House on a spacious plot boasting attractive gardens, substantial off-street parking, a garage, and a gated carport. This one-of-a-kind property provides a fantastic chance for the new owner to embark on modernisation, tailoring it to their preferences, all within a fantastic location, pending requisite planning approvals. Ideally positioned within half a mile of Village shops and the British Rail Main Line Station. We strongly advise an early inspection to secure your interest. This property is offered Chain Free.

- Chain Free
- Attractive 90' Rear Garden
- Two Receptions Rooms
- Three Bedrooms
- Ample Driveway Parking
- Lots of Potential (STPP)
- Close to Local School, Parks & Country Walks
- Ground Floor WC & First Floor Bathroom
- Gated Car Port & Garage
- Cuffley British Rail Near By



### Front

Block paved driveway with parking for 5 vehicles with mature shrub and flower borders.

### Side/Front

Wrought iron gated entrance to a carport. Doors into the garden. Roller door into the garage.

### Entrance

Composite leaded light double glazed entrance door to the porch. Porch has double glazed window to the front. Sliding door to the:-

### Downstairs W.C.

Double glazed window to the front. Low flush W.C. Vanity wash hand basin with cupboards under. Tiled walls. Glazed door to the:-

### Hallway

Stairs to the first floor. Storage cupboard under housing the meters. Radiator with decorative cover. Wooden panelling. Doors to the:-

### Kitchen

15' x 6'7  
Georgian style opaque double glazed window to the side and front. Opaque double glazed door to the garden. Range of wall and base fitted units with roll edge work surfaces over incorporating a sink with mixer tap and drainer. 4 ring gas hob. Eye level oven. Pull out extractor fan. Tiled splash backs. Plumbing for washing machine. Radiator. Space for fridge freezer. Extensively tiled walls. Wall mounted Vaillant boiler.

### Dining Room

13' x 10'7 into the bay  
Georgian style double glazed bay window to the rear. Radiator. Coving to ceiling. Dado rail.

### Living Room

25'2 maximum measurement x 10'11  
Georgian style double glazed window to the front. Sliding patio doors to the garden. Wall

lights. Brick fireplace surround with fire. Coving to ceiling. Laminate wooden floor.

### Split Level Landing

Wooden panelling. Wall light. Access to loft space. Doors to:-

### Bedroom 2

13' x 10'  
Georgian style double glazed window to the rear. Fitted wardrobes. Radiator. Picture rail.

### Bedroom 3

11'3 x 7'2  
Georgian style double glazed windows to the front. Radiator. Feature leaded light panel window to the landing.

### Garden

Large patio paved area. Attractive shrub and flower borders. Attractively landscaped. Rear patio area. Timber shed. Outside plus socket. Outside carriage lights. Courtesy door to the garage. Green house with a sliding door.

### Main Bedroom

14' x 12'2  
Dual aspect double glazed Georgian style window to the front and rear. Radiator. Range of fitted wardrobes and bed side cabinets. Chest of drawers. Wall lights.

### Bathroom

Opaque Georgian style double glazed windows to the front and side. Low flush W.C. Vanity wash hand basin with cupboards under and mixer tap. Enclosed tiled shower cubicle with mixer valve. Double radiator. Extensively tiled walls.

### Garage

22'3 x 8'3  
Power and lighting. Work bench. Glazed window to the rear.





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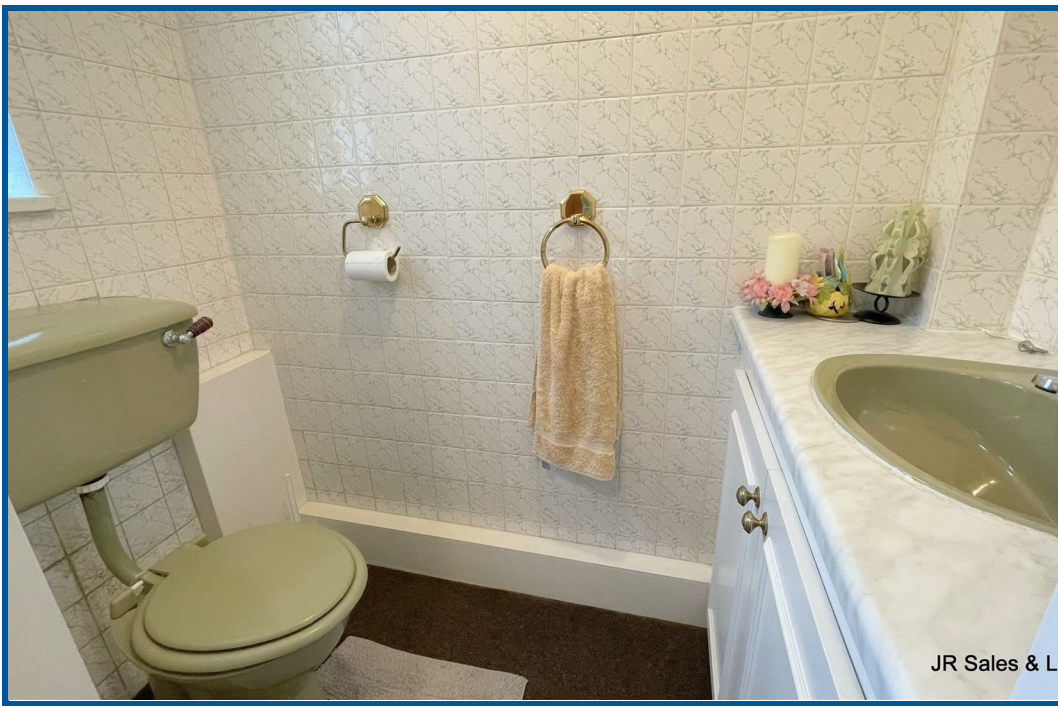


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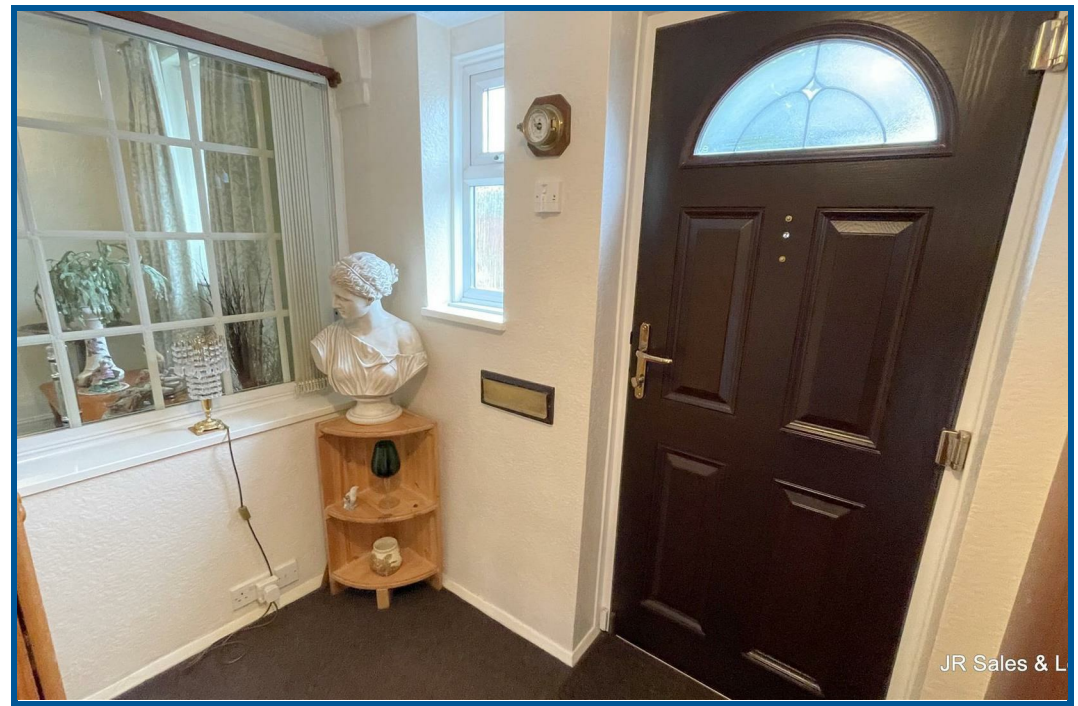


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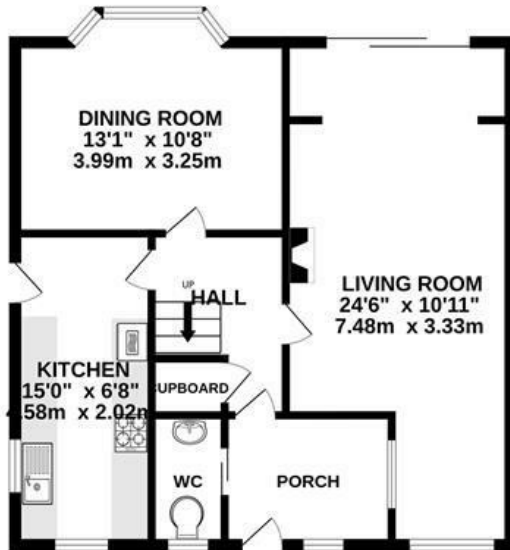
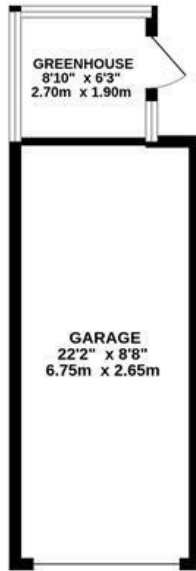




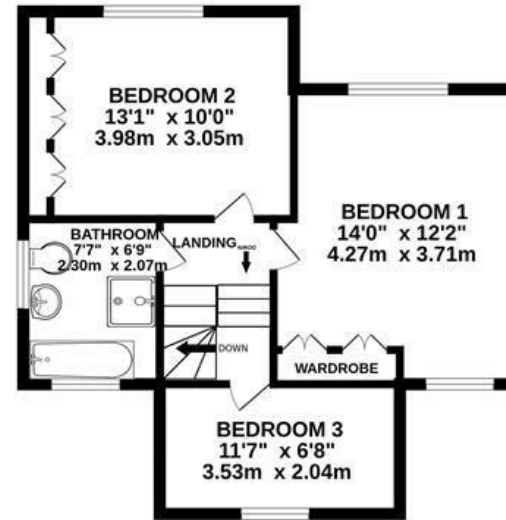
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GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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