



**Burleigh Way
Cuffley**



**£674,950
Freehold**

A deceptively spacious three/four bedroom detached bungalow offering highly versatile accommodation, ideally situated in a quiet residential road within easy reach of the village shops, local school and mainline station with direct commuter links to London (Kings Cross and Moorgate). The accommodation includes a generous L-shaped lounge and dining room, ideal for both relaxing and entertaining, complemented by a conservatory overlooking the rear garden, together with a fitted kitchen, family bathroom and separate WC. There are three ground floor bedrooms, while a first floor boarded loft room with its own en-suite WC provides further flexibility, home office or hobby room. Externally, the bungalow enjoys a 63ft west facing rear garden, perfect for enjoying the afternoon and evening sun, along with an attached garage, independent driveway providing off-road parking and gas central heating to radiators. The property would now benefit from updating, offering excellent scope for improvement and the opportunity to create a superb long-term home in this highly convenient and sought-after location.

- **Deceptively spacious three/four bedroom detached bungalow**
 - **Quiet residential road location**
- **Easy access to village shops, local school and mainline station (Kings Cross & Moorgate links)**
 - **Large L-shaped lounge and dining room**
 - **Conservatory overlooking the rear garden**
 - **Fitted kitchen with separate bathroom and WC**
 - **First floor boarded loft room with en-suite WC**
 - **63ft west facing rear garden**
 - **Attached garage and independent driveway**
- **Requires updating, offering excellent scope and potential**

Front

Private driveway parking for multiple vehicles. Steps up to the front door. Access to the garage.

Garden

Mainly laid to lawn. Shrub and flower borders. Pond. Paved patio area. Gazebo/lean too. Outside lighting. Water tap. Pedestrian side access via gate. Storage.

Entrance

Leaded light composite double glazed entrance door to the:-

Hallway

Laminate wooden flooring. Double radiator. Storage cupboard housing the meters. Stairs to the first floor with storage under. Doors to:-

Bedroom One

Double glazed bay window to the front. Double radiator. Laminate wooden flooring. Coving to ceiling.

Bedroom Two

Double glazed window to the side. Radiator. Built in storage cupboard. Wardrobe. Coving to ceiling. Laminate wooden floor.

Bedroom Three

Double glazed window to the side. Radiator. Laminate wooden floor. Built in storage cupboard/wardrobe. Coving to ceiling.

Bathroom

Opaque double glazed window to the side. Pedestal wash hand basin. Panel bath with mixer tap and shower attachment. Extensively tiled walls. Built in airing cupboard/storage cupboard.

Separate W.C.

Opaque double glazed window to the front. Low flush W.C. Radiator. Extensively tiled walls.

Kitchen

Double glazed window to the side. Opaque glazed door to the garden. Laminate wooden floor. Range of wall and base fitted units with rolled edge work surfaces over. Tiled splash backs. Space for cooker. Stainless steel sink with mixer tap and drainer. Plumbing and space for washing machine, dishwasher and fridge.

Living Room

Double glazed window to the side. Coving to ceiling. Laminate wooden floor. Feature cast iron fireplace with granite hearth. Wall lights. Double radiator. Open planned to the:-

Dining Room

Two double glazed windows to the rear and side. Double radiator. Laminate wooden floor. Wall lights. Door to a:-

Double Glazed Conservatory

Laminate wooden floor. Sliding patio doors to the garden.

First Floor Landing

Built in storage cupboard into the eaves.

Boarded Loft Room

Window to the rear. Double radiator. Door leading to an:-

En-Suite Toilet

Low flush W.C. Sink.

Garage

Up and over door. Power and lighting. Wall mounted Worcester boiler.



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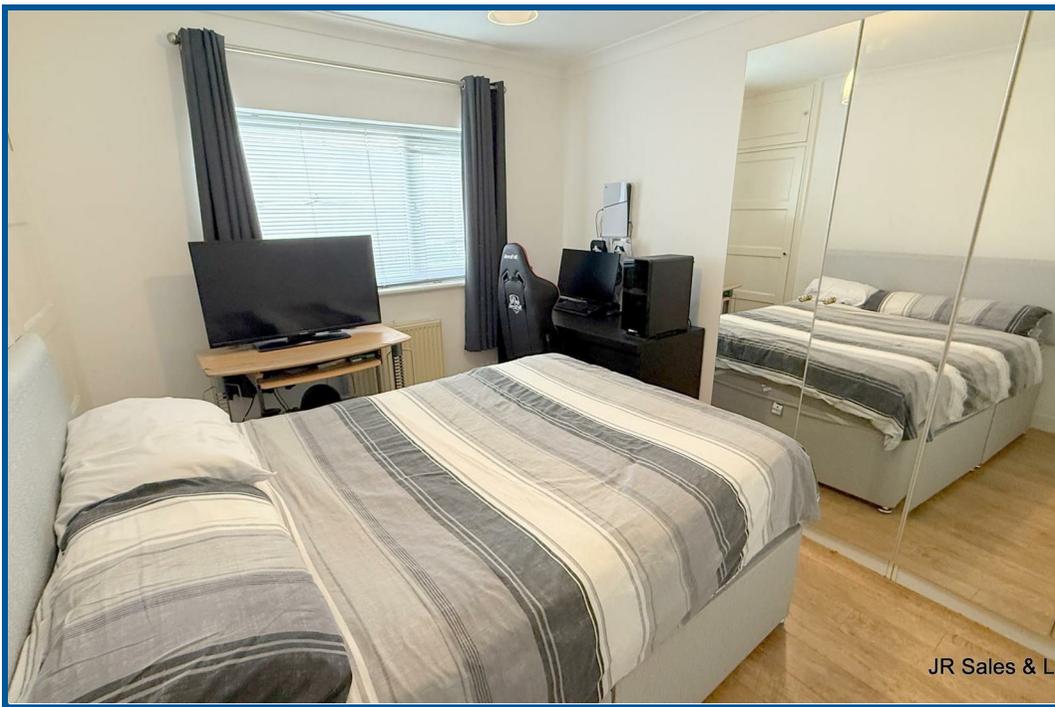
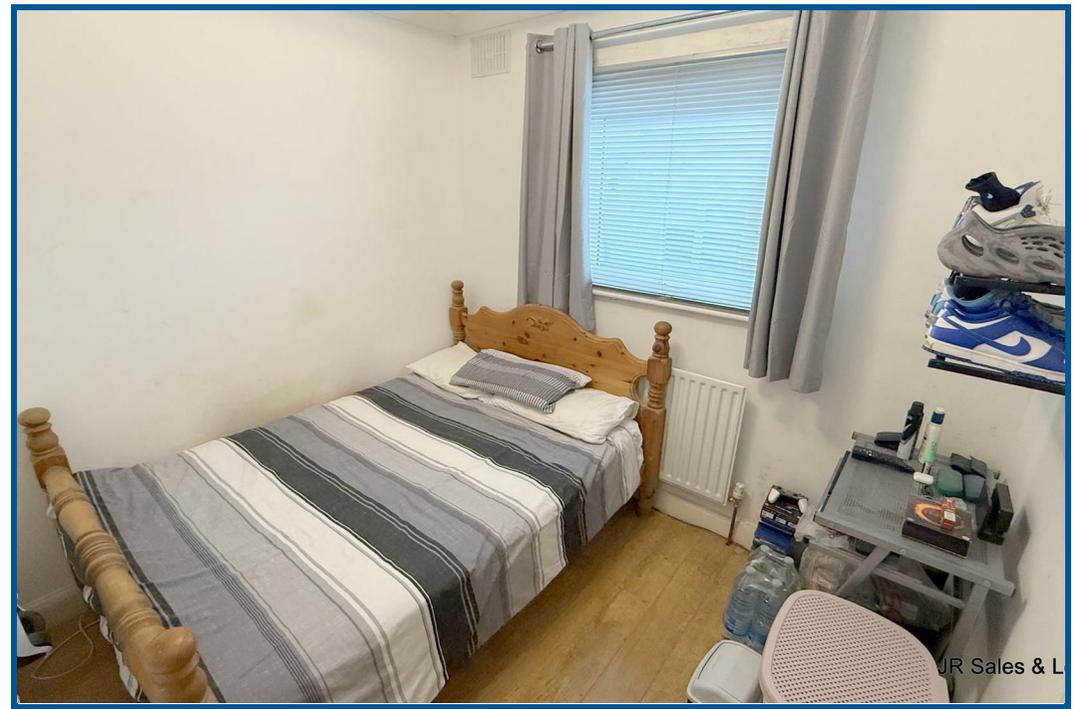


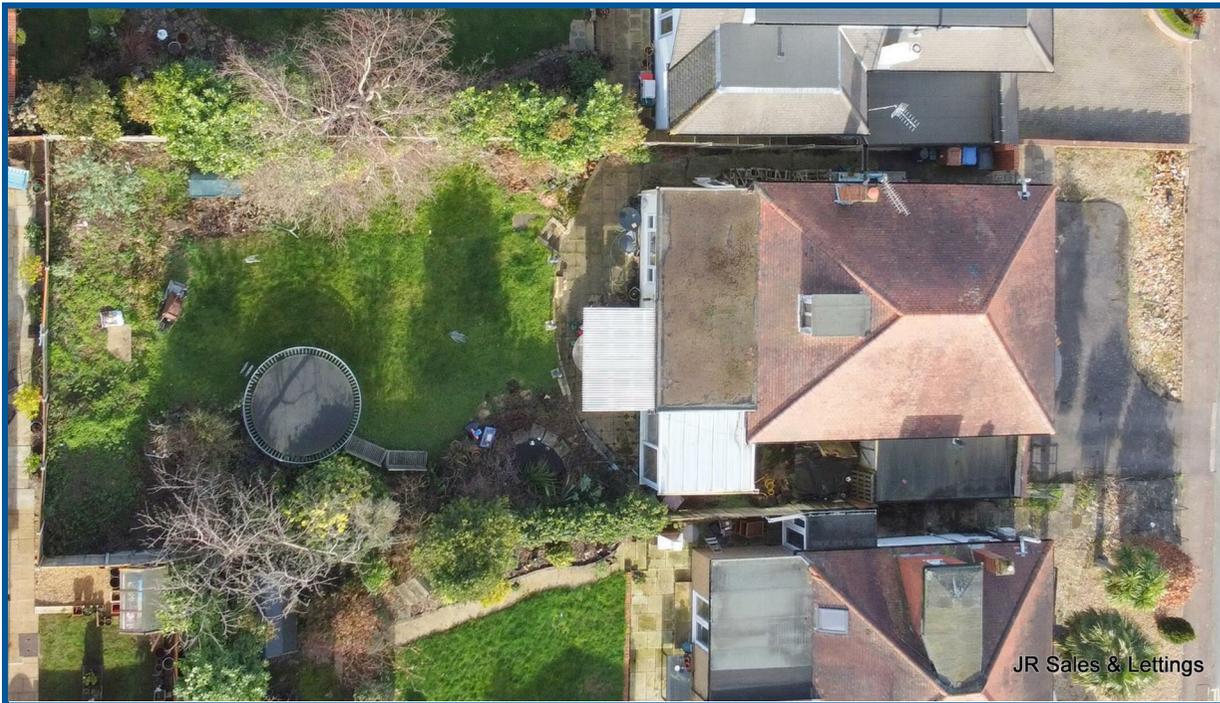
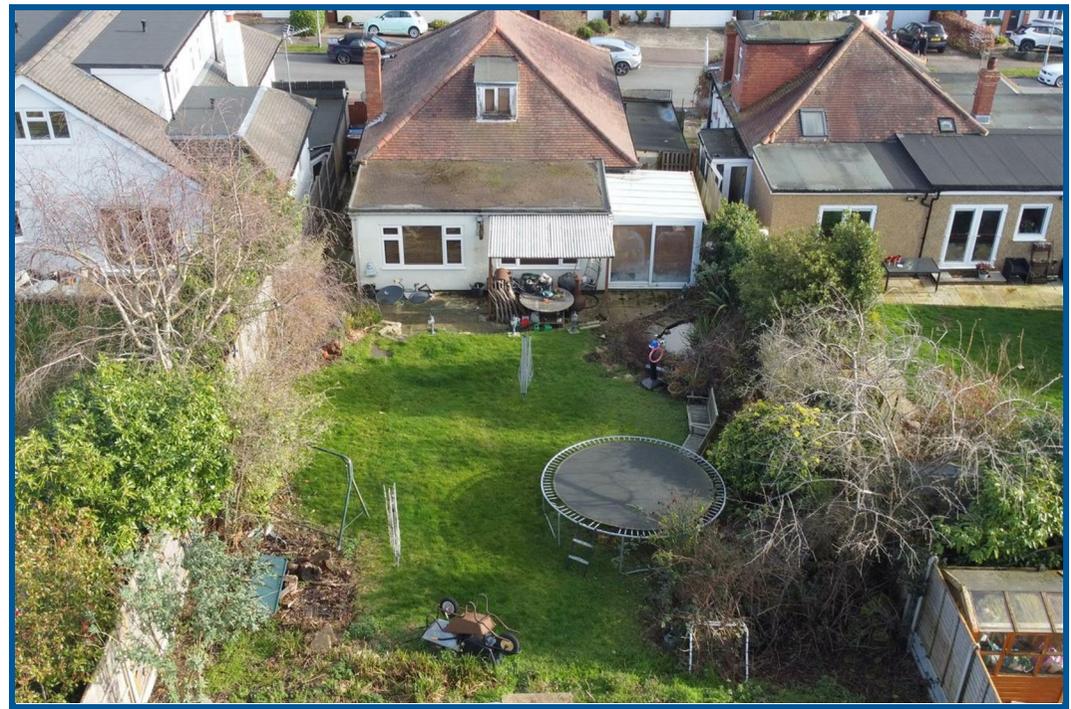
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Energy Efficiency Rating

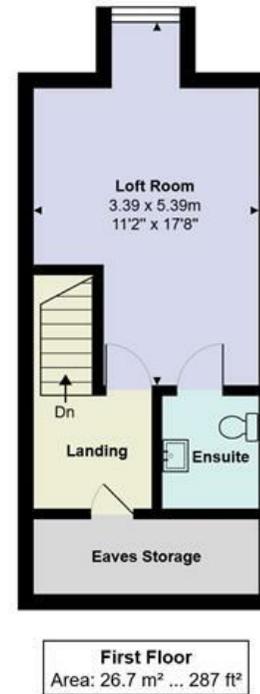
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Burleigh Way, Cuffley, Potters Bar, EN6 4LJ

Total Area: 152.5 m² ... 1641 ft²

All measurements are approximate and for display purposes only.