



JR Sales & Lettings

**Cranfield Crescent  
Cuffley**



**£699,950  
Freehold**



A well presented three double bedroom chalet-style semi-detached home, featuring a double-storey rear extension and front extension, located on a highly sought-after road in Cuffley.

The property offers ample parking for multiple vehicles, along with a detached rear garage. The landscaped garden complements the spacious living accommodation, which includes an enlarged kitchen, ground floor WC, garden room, and a bright through lounge/dining room—perfect for family living and entertaining.

Upstairs, there are three generous bedrooms and an extended family bathroom. Additional benefits include gas central heating and double glazing throughout.

Ideally positioned close to Cuffley village shops, local amenities, and British Rail services to Moorgate, this property combines comfort, space, and convenience.

Viewing is highly recommended.

- **Attractive three double bedroom chalet-style semi-detached house**
- **Double-storey rear extension and front extension providing generous living space**
- **Spacious through lounge/dining room ideal for family living and entertaining**
  - **Enlarged kitchen with direct access to the garden**
  - **Additional garden room and ground floor WC**
- **Beautifully landscaped rear garden offering a relaxing outdoor space**
- **Ample parking for several vehicles plus a detached rear garage**
- **Extended family bathroom and three well-proportioned bedrooms upstairs**
- **Benefits from gas central heating and double glazing throughout**
- **Situated on a sought-after road in Cuffley, close to village shops, amenities, and British Rail links to Moorgate**

#### **Front**

Private driveway with parking for 3 vehicles. Shrub and flower borders. Side access to a further gated driveway for another 3 vehicles. Carriage light. Step to the front door.

#### **Entrance**

Leaded light double glazed entrance door to the:-

#### **Entrance Hallway**

Wood effect ceramic tiled floor. Opaque double glazed window to the side. Door to:-

#### **W.C.**

Opaque double glazed window to the front. Radiator. Mid flush W.C. Vanity wash hand basin with mixer tap, tiled splash back and cupboard under. Radiator. Wood effect ceramic tile floor.

#### **Inner Hallway**

Double glazed window to the side. Radiator. Stairs to first floor with storage cupboard under housing meters. Oak engineered wooden floor. Glazed doors to the:-

#### **Kitchen**

17'9 x 11'9

Double glazed to the rear. Double glazed door to the garden. Porcelain tiled floor. Double radiator. Range of wall and base fitted units in Shaker style in birch with glass display cabinets. Roll edge work surfaces over incorporating a round bowl and round drainer with mixer tap. Plumbing for washing machine. Integrated dishwasher. Four ring hob with stainless steel splash back and extractor fan over. Eye level Bosch double oven. Space for tumble drier. Space for a tall fridge freezer. Cupboard housing a Vaillant combination boiler. Tiled splash backs. Door opening (French Doors available to add) to:-

#### **Play Room/Garden Room**

10'8 x 8'3

Double glazed French doors and windows to the garden. Engineering oak wooden flooring. Feature brick wall. Wall lights. Double radiator. Velux window. Glazed French doors into:-

#### **Lounge/Dining Room**

26'5 x 10'4 narrowing to 8'10 in the dining area Double glazed bay window to the front. Double radiator. Single radiator. Feature gas fireplace (currently unconnected) with cast iron grate with wooden surround with granite inset and hearth. Dado rail. Engineered oak wooden flooring. Wall light.

#### **Landing**

Access to part boarded loft space with pull down ladder. Velux window to the front. Doors to:-

#### **Bedroom One**

12'7 x 10'4

Double glazed window to the front. Radiator.

#### **Bedroom Two**

17'2 x 8'10

Double glazed window to the rear. Radiator. Laminate wooden floor. Space for a good sized wardrobe.

#### **Bedroom Three**

13'4 x 8'9

Double glazed window to the rear. Radiator. Laminate wooden floor.

#### **Family Bathroom**

Dual aspect opaque double glazed windows to the front and side. Chrome towel radiator. Vinyl tiled floor. Built in fitted cupboard. Suite comprising of fitted units incorporating a semi countered wash hand basin with mixer tap. Low flush W.C. with concealed cistern. Corner bath with Georgian style mixer tap and shower attachment. Tiled splash backs. Extractor fan. Inset spotlights.

#### **Garden**

54' approx

Landscaped garden with patio paved area and retaining walls. Brick built BBQ. Steps leading up to a laid lawn. Raised flower borders with sleepers to the rear. Feature bench. Timber shed. Water tap. Access to side via gate. Courtesy door to the:-

#### **Garage**

18'2 x 8'8

Up and over door. Power and lighting. Fitted shelving.

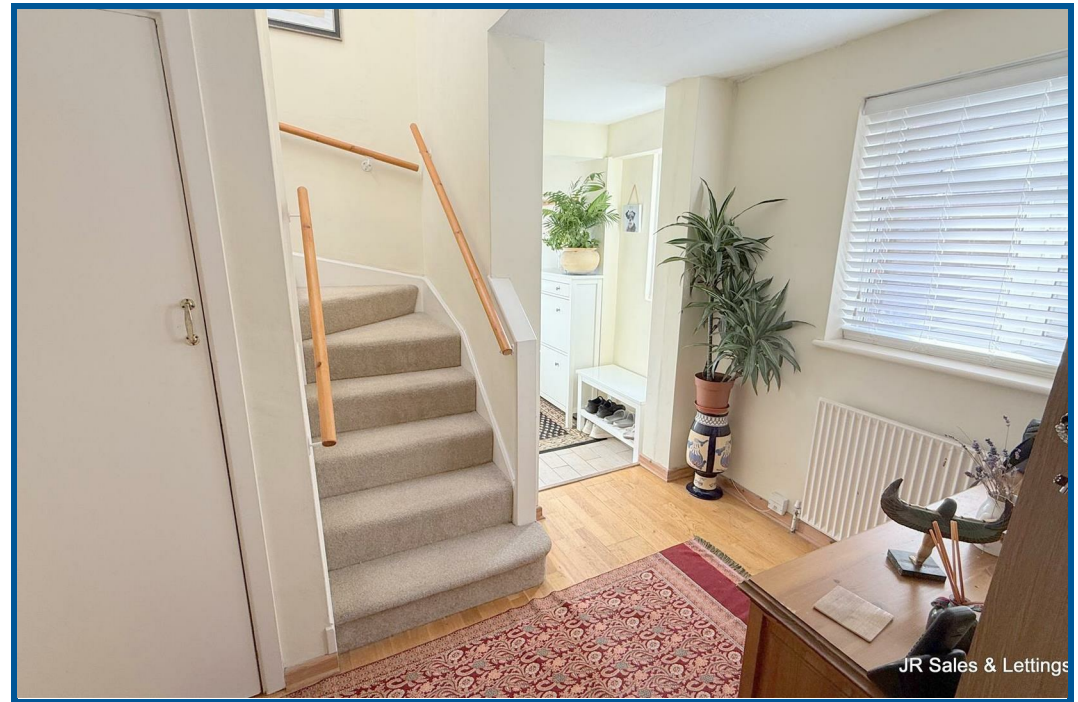




















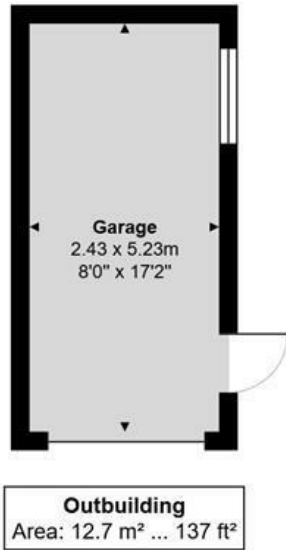




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





**Cranfield Crescent, Cuffley, Potters Bar, EN6 4DZ**

Total Area: 127.3 m<sup>2</sup> ... 1370 ft<sup>2</sup>

All measurements are approximate and for display purposes only