



**Bacons Drive
Cuffley**



**£579,950
Freehold**

JR Sales & Letting

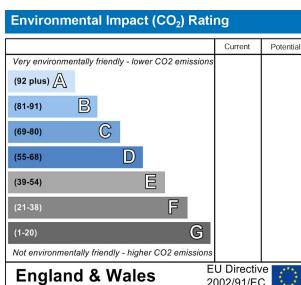
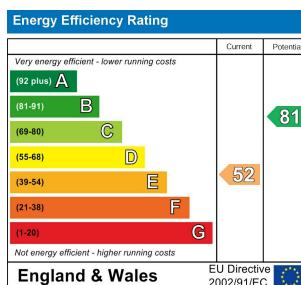
Offered Chain Free is this attractive and well-presented three-bedroom semi-detached chalet-style home, pleasantly positioned within a quiet cul-de-sac between Plough Hill and King James Avenue. The property offers well-proportioned accommodation, with a good-sized hallway leading through to a bright living room and a separate dining room, ideal for both everyday living and entertaining.

The refitted kitchen and luxury fitted shower room add a modern touch, while outside the home enjoys front and rear gardens, driveway parking, and a detached garage. There is also excellent potential to extend to the side (STPP), allowing scope for future improvement.

Conveniently located within half a mile of Cuffley Village shops, local amenities, and the mainline station offering direct services to Moorgate, this home combines a peaceful setting with excellent commuter links. Viewing is highly recommended.

- **Chain Free Purchase**

- **Attractive three-bedroom semi-detached chalet-style home**
- **Quiet cul-de-sac location between Plough Hill and King James Avenue**
- **Bright living room and separate dining room**
 - Nicely tiled fitted shower room
- **Good-sized hallway creating a welcoming sense of space**
 - Refitted kitchen with modern finish
 - Detached Garage & Driveway Parking
 - Attractive Front and rear gardens
 - Potential to Extend STPP



Front

Paved driveway. Laid to lawn. Shrub and flower borders and path to the front door.

Entrance

Leaded light double glazed entrance door with matching side window to the:-

Entrance Porch

Double glazed window to the side. Hardwood glazed Kentucky style door to the:-

Hallway

Double radiator. Stairs to first floor. Storage cupboard under housing the meters. Coving to ceiling. There is currently a electric stair lift not pictured which can remain. Glazed doors to:-

Refitted Kitchen

11'8 x 9'6

Double glazed door to the rear. Double glazed door to the garden. Range of wall and base units with roll edge work surfaces over. Incorporating a stainless 1 1/2 bowl sink with mixer tap and drainer. Space for tall fridge freezer. Built in Zanussi oven. Ceramic hob. Stainless steel extractor fan over. Tiled splash backs. Under lighting. Intergrated washing machine and dishwasher. Glass display units. Breakfast bar. Radiator.

Living Room

16'10 x 10'5

Leaded light double glazed bay window to the front. Radiator. Coving to ceiling. Brick feature fireplace with a coal effect burner. Wall lights. Archway to the:-

Dining Room

9'7 x 9'1

Double glazed window to the rear. Radiators. Coving to ceiling. Wall lights. Serving hatch through to the kitchen.

Landing

Leaded light double glazed window to the front. Coving to ceiling. Access to loft space. Doors to:-

Bedroom 1

13'6 x 8'10

Double glazed window to the rear. Radiator. Mirror fronted wardrobes.

Bedroom 2

10'5 x 12'4 maximum measurement

Leaded light double glazed window to the front. Mirror fronted wardrobes. Coving to ceiling. Radiator.

Bedroom 3

9' x 7'2

Double glazed window to the rear. Coving to ceiling. Built in airing cupboard housing the immersion cylinder.

Shower Room

Opaque double glazed window to the side. Luxury fitted suite with low flush W.C. with concealed system. Semi-countered wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Walk in shower with hand shower attachment and shelf. Extensively tiled walls and flooring in complementary ceramics. Extractor fan. Inset spotlights. Recess mirror.

Garden

Semi-Secluded rear garden. Large patio area on 2 tiers with steps down. Laid lawn with shrub and flower borders. Timber shed. Outside water point. Roll out sun canopy. Outside lighting. Side access. Courtesy door to the:-

Garage

15'2 x 7'10

Up and over door. Power and lighting. Double glazed window. Glazed courtesy door. Space for tumble drier and freezer. Storage in the eaves.

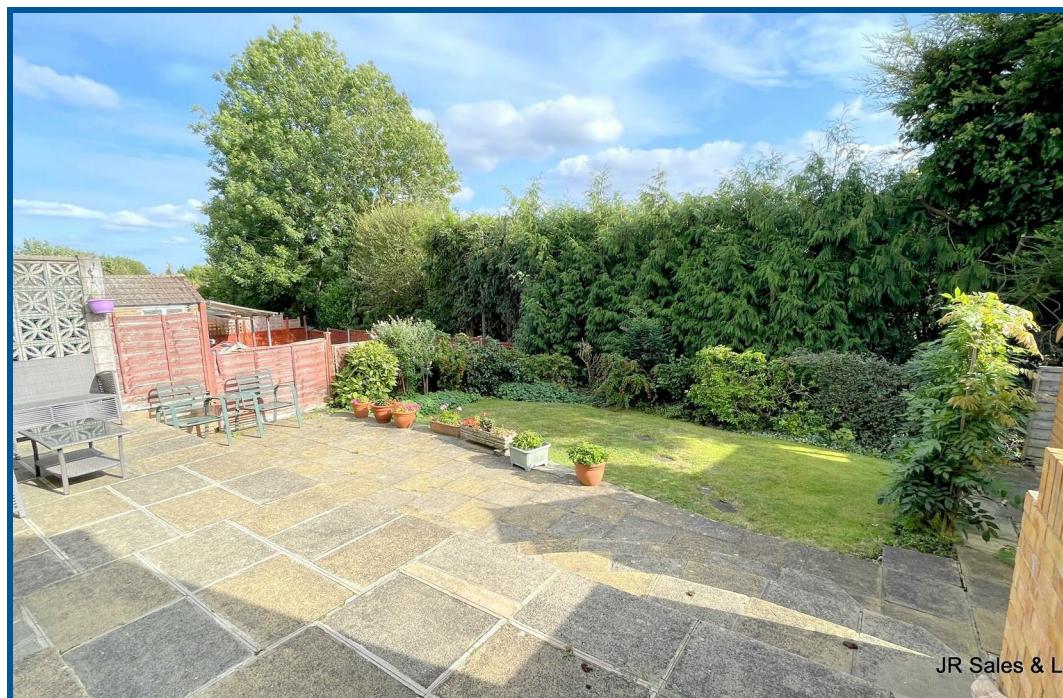




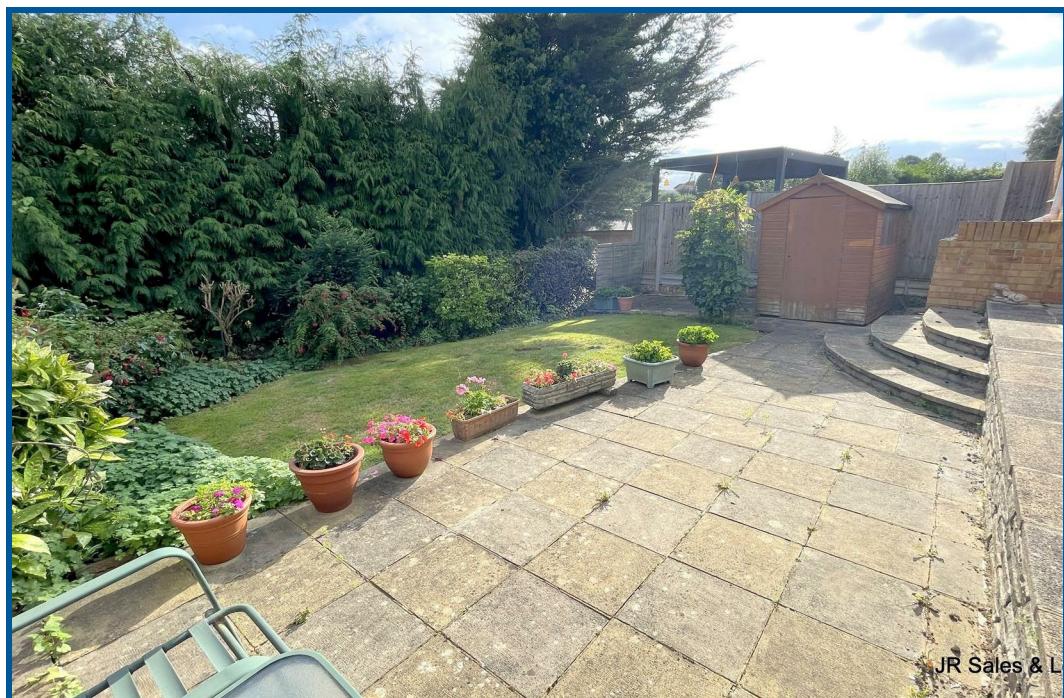
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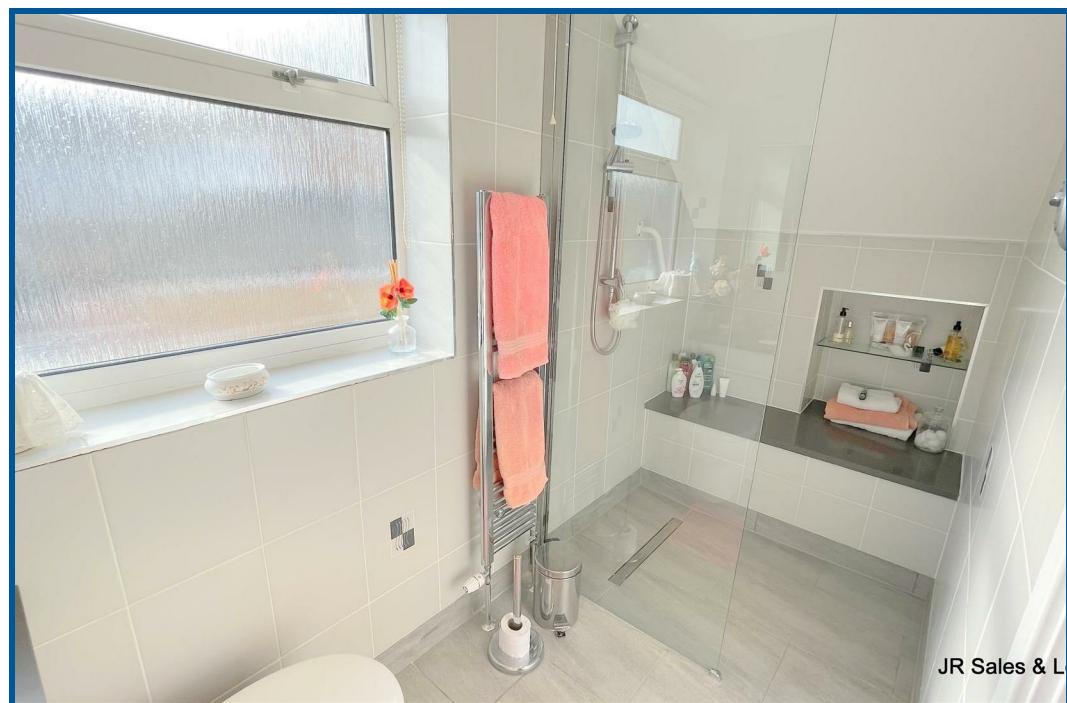
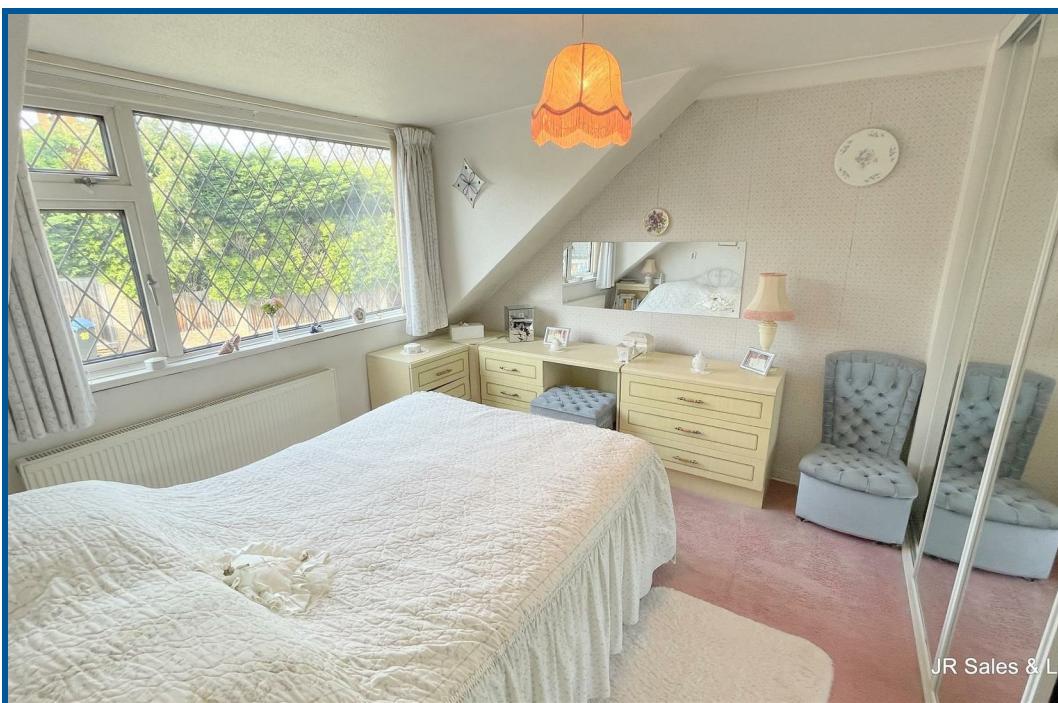
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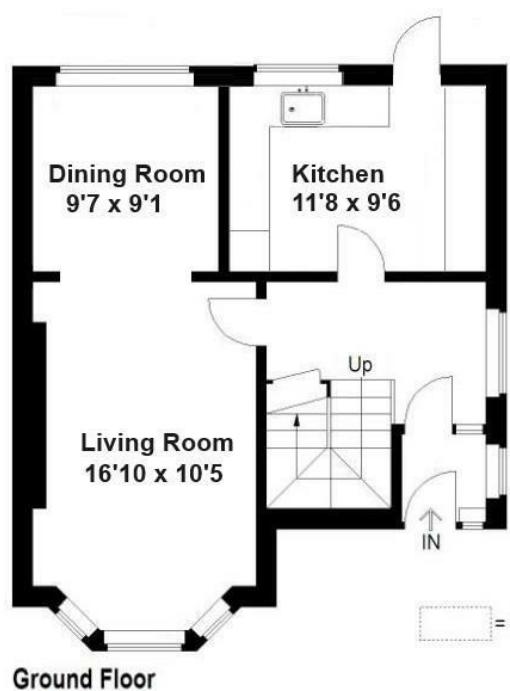




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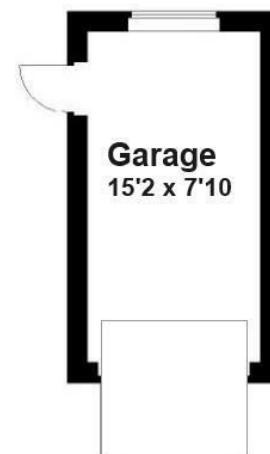
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Ground Floor



First Floor



Garage

[Reduced headroom symbol] = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.