



JR Sales & Lettings

**Brookside Crescent  
Cuffley**

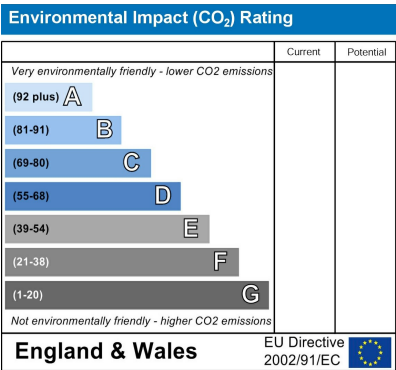
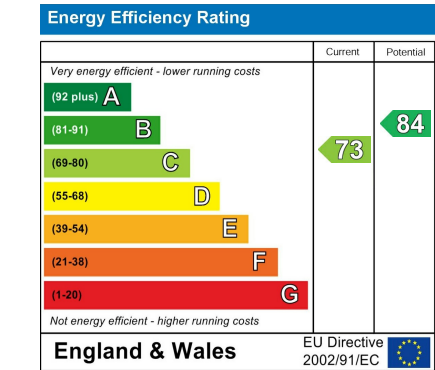


**£740,000  
Freehold**



Presenting a spacious detached chalet-style bungalow in a sought-after location. Features include an extended modern kitchen/dining room, an enlarged living room with a bay window, four double bedrooms, and two bathrooms. Additionally, there's a brick-built workshop (formerly the garage), a south-west-facing landscaped garden, and a block-paved driveway. Other amenities include gas heating, double glazing, and oak wooden flooring. Situated in a popular area, this property offers both comfort and convenience. Arrange a viewing today!

- **Extended Modern Kitchen/Dining Room**
- **Enlarged Living Room with Bay Window**
  - **Four Double Bedrooms**
  - **Two Bathrooms**
- **Brick Built Workshop (Formally the Garage)**
  - **South West Facing Lanscaped Garden**
  - **Block Paved Driveway**
  - **Gas Heating & Double Glazing**
  - **Popular Location**
  - **Oak Wooden Flooring**



**Entrance**

Leaded light opaque double glazed composite entrance with side window to:

**Hallway**

Oak wooden flooring. Velux window. Two Radiators. Double glazed window to side. Stairs to first floor with timber balustrade. Inset spot lights to ceiling. Oak Veneer doors to:-

**Kitchen / Dining Room**

18'2 x 14'10  
Double glazed window and door to the garden with fitted blinds. Velux windows. Oak Wooden floor. Wall lights. Two radiators. Modern range of wall and base fitted units in gloss grey with sparkly granite worktops over incorporating a stainless steel sink with mixer tap and drainer. Inset spotlights in plinths and wall cabinet have under lighting. Inset spotlights in ceiling. Feature glass splash backs. Intergated dishwasher. Space for American fridge/freezer with water connection. Cupboard housing washing machine. Integrated Oven. Wine cooler. Four ring hob with extrator fan over.

**Living Room**

18'1 x 13'5  
Double glazed bay windows with French doors to the garden. Two radiators. Wall lights. Oak wooden flooring.

**Bathroom**

White suite comprising low flush WC with push button flush. Panelled bath with mixertap and shower attachment, Mixer shower & glass screen. Vanity wash hand basin with mixer tap and cupboards under. Chrome towel radiator. Extractor fan. Inset spot lights. Extensively tiled walls and flooring in porcelain tiles and inset mirror niche.

**Bedroom 1**

12'8 x 12'7  
Two leaded light double glazed windows to front. Wall lights. Wooden flooring. Radiator.

**Bedroom 2**

12'5 x 11'2  
Leaded light double glazed window to front. Radiator. Wall lights.

**Landing**

Opaque double glazed winodow to side. Timber balsitrade. Inset spotlights to ceiling. Door to loft storage space with light.

**Bedroom 3**

13'10 x 9'2  
Opaque double windows to the side. Radiator. inset spotlights to ceiling.

**Bedroom 4**

13'10 x 9'2  
Opaque double windows to the side. Radiator. inset spotlights to ceiling.

**Shower Room**

Opaque double glazed window to side. Chrome towel radiator. Low flush WC with push button flush. Tiled enclosed shower cubicle with mixer valve and hand attachment. Vanity wash hand basin with mixer tap, tiled splash back and cupboards under. Fitted bathroom bathroom cabinet and mirror cabinet. Extractor fan. Inset spotlights to ceiling. Porcelain tiled floor.

**Rear Garden**

Landscaped with patio paved area with step up to decking space. Laid lawn, mature shrub and flower borders. Water tap. Side access via gate. Security light. Garden spotlights. Courtesy door to:-

**Workshop Outbuilding**

16' x 8'3  
Formally the garage. Power and lighting.

**Front**

Block paved garden providing parking for multiple vehicles. Mature Shrub borders. Front pathway leading to rear. Steps up to feature Oak Storm porch.





















**Ground Floor**  
Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup>



**First Floor**  
Area: 45.6 m<sup>2</sup> ... 490 ft<sup>2</sup>



Brookside Crescent, Cuffley, Potters Bar, EN6 4QP

Total Area: 154.3 m<sup>2</sup> ... 1661 ft<sup>2</sup>

All measurements are approximate and for display purposes only