



**Colesdale
Cuffley**



**£749,950
Freehold**

An extremely spacious and well presented four double bedroom detached family home in a prime Cuffley location offering generous and versatile living accommodation ideal for modern family life. The ground floor features three separate reception rooms providing flexible space for formal entertaining, a family lounge and a home office or playroom. At the heart of the home is a stunning open-plan modern kitchen beautifully finished with quartz stone worktops, a central island and contemporary cabinetry, with French doors opening directly onto the garden creating a seamless indoor-outdoor living space perfect for entertaining. Upstairs comprises four well-proportioned double bedrooms including a principal bedroom with en-suite shower room together with a stylish family bathroom, while a convenient ground floor WC completes the accommodation. Externally the property benefits from a 54 ft rear garden and a garage to the rear with potential for off-street parking to both the front and rear (subject to the necessary consents). Ideally positioned within a short walk of Cuffley School, the village shops and the mainline station with direct services to Moorgate, the property also enjoys close proximity to George V Playing Fields and surrounding countryside walks, making it an excellent choice for families and commuters alike.

- **Extremely spacious and well presented four double bedroom detached family home**
- **Three separate reception rooms offering versatile living space**
- **Stunning open-plan modern kitchen with quartz stone worktops**
- **Central island and contemporary fitted cabinetry**
 - **French doors opening onto the rear garden**
 - **Principal bedroom with en-suite shower room**
 - **Modern family bathroom plus ground floor WC**
 - **54 ft rear garden and garage to the rear**
- **Potential for off-street parking to front and rear (STPP)**
- **Short walk to Cuffley School, village shops and mainline station with direct services to Moorgate**

Front

Laid lawn. Shrub and flower borders. Steps up to the front door.

Entrance

Georgian style double glazed UPVC entrance door to the:-

Porch

Georgian style double glazed windows to the side. Laminate wooden floor. Radiator. Door to:-

W.C.

Double glazed window to the side. Low flush W.C. with concealed cistern and push button flush. Radiator. Corner mounted wash hand basin with mixer tap and tiled splash back.

Living Room

Georgian style double glazed windows to the front. Double radiator. Radiator with decorative cover. Stairs to first floor with storage cupboard under. Coving to ceiling. Double glazed French doors and side windows to the rear. Open planned to the:-

Kitchen

Double glazed French doors and side windows to the garden. Range of wall and base light grey handle-less fitted units with Quartz stone worktops over incorporating a 1 1/2 bowl underslung stainless steel sink with mixer tap and drainer grooves. Matching centre island. Four ring ceramic hob with extractor fan over. Recess space and plumbing for a American size fridge freezer. Eye level oven, micro combi oven and warming drawer. Integrated dishwasher. Integrated washing machine. Attractive glass splash backs and under lighting. Laminate wooden floor. Feature column radiator. Inset spotlights to the ceiling.

Lounge/Snug

Georgian style double glazed windows to the front. Radiator. Coving to ceiling. Wall mounted Bio-fuel fire.

Dining Room

Opaque double glazed door to the side. Double glazed window to the rear. Double radiator. Coving to ceiling. Inset spotlights. Fitted cupboard housing the boiler.

Landing

Opaque double glazed window to the side. Access to loft space. Airing cupboard housing the immersion cylinder. Doors to:-

Bedroom 1

Georgian style double glazed windows to the front with panoramic views across to Crews Hill and Goffs Oak. Radiator. Range of fitted sliding door wardrobes with inset lighting. Fitted dressing table with mirror. Coving to ceiling. Door to:-

En-Suite Shower

Opaque double glazed window to the side. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Extractor fan. Tile enclosed quadrant shower cubicle with Triton shower. Extensively tiled walls and flooring. Chrome towel radiator. Wall light.

Bedroom 2

Georgian style double glazed windows to the front. Radiator. Coving to ceiling. Fitted and built in wardrobes,

Bedroom 3

Double glazed window to the rear. Radiator. Coving to ceiling.

Bedroom 4

Double glazed window to the rear. Radiator. Coving to ceiling. Built in fitted wardrobes and chest of drawers.

Family Bathroom

Opaque double glazed window to the rear. Towel radiator. Low flush W.C. with concealed cistern and push button flush. Semi countered wash hand basin with mixer tap. Panel bath with mixer tap and shower over with mixer valve and rain-head, folding shower screen. Part tiled walls and panelling. Wall light.

West Facing Garden

Landsaped. Mainly laid to lawn. Shrub and flower borders. Large paved patio area. Side access. Water tap. Electric power point.

Garage

Up and over door.



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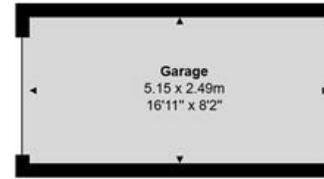
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Garage
Area: 12.8 m² ... 138 ft²



Colesdale, Cuffley, Potters Bar, EN6 4LQ

Total Area: 142.1 m² ... 1530 ft²

All measurements are approximate and for display purposes only

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 ₂) 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	

84

55