



**Brookside Crescent
Cuffley**



**£625,000
Freehold**

This two-bedroom detached bungalow offers comfortable and flexible living accommodation. Originally arranged as a three-bedroom bungalow, one bedroom has been opened up to create a generous lounge/dining area, offering adaptable space that could be reconfigured if required. The property features a fitted kitchen, a large rear conservatory, two well-proportioned bedrooms, and a tiled shower room.

Now in need of some updating, the bungalow provides an excellent opportunity for buyers to modernise and personalise, with further potential to extend or convert the loft to create a family home, subject to the necessary planning permissions.

Externally, the property benefits from a good-sized driveway with ample off-road parking, a detached garage, gas central heating, and double glazing. The home also enjoys a beautiful 70' semi-secluded rear garden.

Situated in a quiet residential area close to woodland walks, the bungalow is conveniently located under a mile from village shops, local amenities, and the British Rail station, combining peaceful surroundings with everyday convenience.

- **Two-bedroom detached bungalow**
- **Originally a three-bedroom layout, reconfigured to create a spacious lounge/dining room**
- **Flexible accommodation with potential to reinstate a third bedroom**
 - **Fitted kitchen and large rear conservatory**
 - **In need of some updating, offering excellent scope to personalise**
- **Excellent potential to extend or convert the loft (subject to planning permission)**
 - **Gas central heating and double glazing throughout**
- **Good-sized driveway providing ample off-road parking and a detached garage**
- **Beautiful 70' semi-secluded rear garden ideal for outdoor enjoyment**
- **Quiet residential location close to woodland walks and under a mile from village shops, amenities, and the British Rail station**

Front

Laid lawn. Raised brick planter. Driveway providing parking for multiple vehicles. Carriage light.

Entrance

Double glazed entrance door with side window to the:-

Porch

Double glazed window to the side. Opaque glazed door to the:-

Hallway

Ceramic tiled floor. Access to the loft space. Built in storage cupboard. Doors to:-

Bedroom 1

Double glazed window to the front. Double radiator.

Bedroom 2

Double glazed window to the front. Double radiator. Fitted wardrobe.

Shower Room

Opaque double glazed window to the side. Suite comprising of low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboards under. Quadrant tiled shower cubicle with mixer valve, hand attachment and rain head. Chrome towel radiator. Inset spotlights. Extensively tiled walls. Extractor fan.

Living Room

Double glazed window to the side. Three radiators. Wall lights. Double glazed sliding doors to the conservatory. Feature brick built fireplace with electric fire and tiled hearth with wooden mantle.

Kitchen

Double glazed window to the rear. Double glazed door to the conservatory. Radiator. Range of wall and base fitted units with rolled edge work surfaces over incorporating a sink with mixer tap and drainer. Plumbing and space for a washing machine. Space for an electric cooker with extractor fan over. Space for a tall fridge freezer. Tiled walls.

Conservatory

Double glazed with sliding patio door to the rear. Double glazed door to the side. Radiator. Power and lighting.

Garden

Landscaped garden. Paved patio area. Side access on both sides of the property. Retaining wall with steps up to a laid lawn. Shrub and flower borders. Two timber sheds. Access to the:-

Garage

Up and over door. Power. Courtesy door to the garden.



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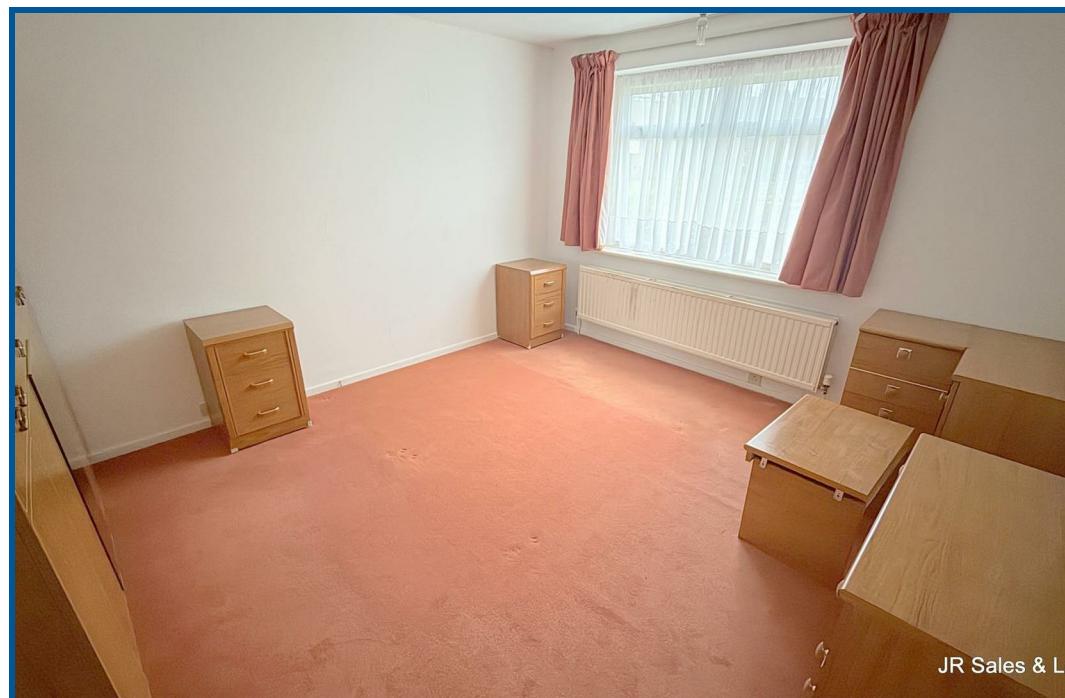
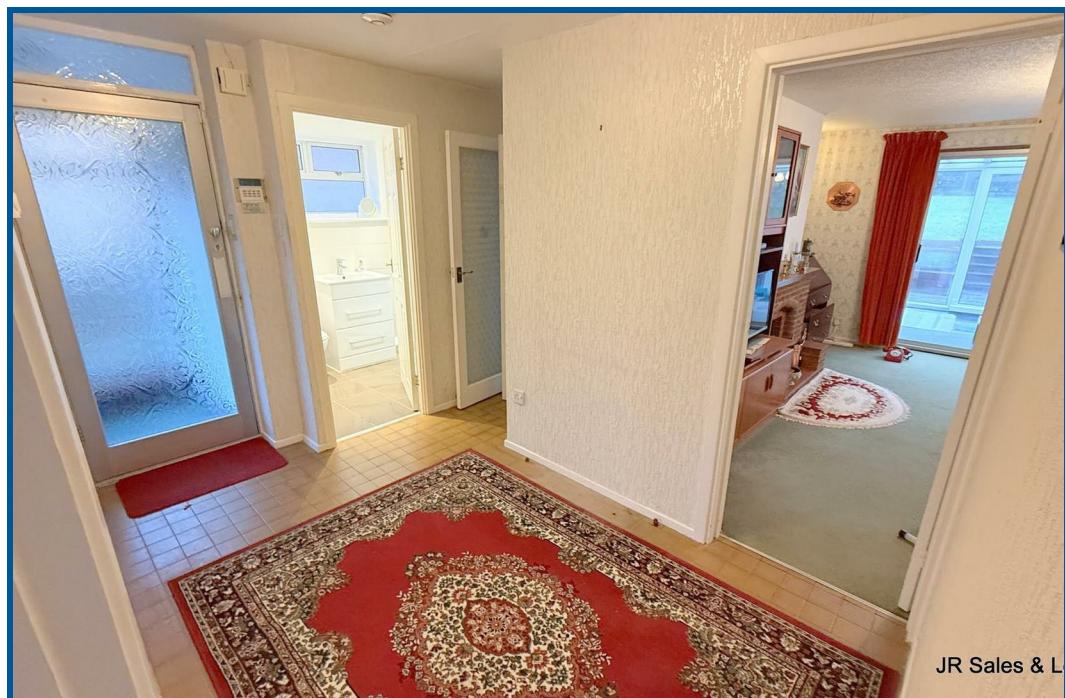
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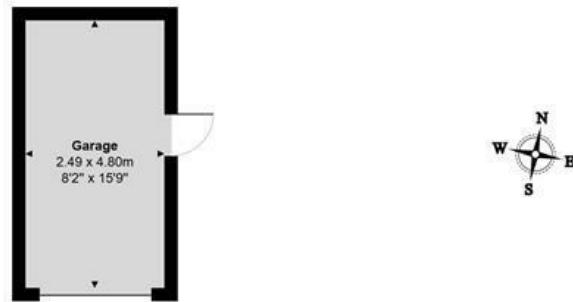
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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	



Brookside Crescent, Cuffley, Potters Bar, EN6 4QW

Total Area: 99.2 m² ... 1068 ft²

All measurements are approximate and for display purposes only