



**South Drive
Cuffley**



**£669,995
Freehold**

Extended Detached Bungalow with Superb Garden.

Discover this charming extended detached bungalow offering comfortable living in a sought-after location. Boasting three bedrooms, a refitted bathroom, and a fully integrated kitchen, this home is ideal for modern living. There is a large loft which would be a ideal candidate for a loft conversion (STPP) with precedent set in the road already.

Enjoy the convenience of double glazing and gas heating, ensuring year-round comfort. The separate dining room, extended living room, and conservatory provide ample space for relaxation and entertaining guests.

Step outside to the superb garden, perfect for outdoor gatherings and gardening enthusiasts. With driveway parking and a flat-level walk to the village shops, convenience is at your doorstep.

Don't miss the opportunity to make this delightful bungalow your own. Arrange a viewing today!

- **Large Loft Space - Ideal Candidate for Loft Conversion**
 - **Three Bedrooms**
 - **Refitted Bathroom**
 - **Fully Integrated Kitchen**
 - **Double Glazing & Gas Heating**
- **Extended Living Room & Separate Dining Room**
 - **Conservatory**
 - **Superb Garden**
 - **Driveway Parking**
- **Flat Level Walk to The Village Shops**

Front

Off street parking on own drive. Raised shrub and flower border with gravel. Indian sand stone step and wrought iron balustrade to:-

Entrance

Arched storm porch. Composite opaque leaded light double glazed entrance door to:-

Hallway

Wooden flooring. Coving to ceiling. Picture rail. Radiator with decorative cover. Access to loft space via pull down ladder. Built in storage cupboard and cupboard housing the meters. Doors to:-

Bedroom 1

11'7 x 9'

Leaded light double glazed window to front. Double radiator. Picture rail. Wall lights. Fitted wardrobes and cupboards with bed recess.

Bedroom 2

12'10 x 10'10

Double glazed leaded light bay window to front. Radiator. Range of fitted wardrobes. Inset spot lights to ceiling. Picture rail.

Bedroom 3

10'9 x 7'6

Part opaque double glazed window to side. Radiator. Fitted wardrobe.

Bathroom

Double glazed part opaque window to side. Radiator. Chrome towel radiator. Extensively tiled walls in complementary ceramics. Inset spotlights to ceiling. Suite comprising;- Tiled enclose shower cubicle with chrome mixer valve with hand attachment and rain head. Semi countered wash hand basin with mixer tap and cupboards under. Low flush WC with push button flush and concealed cistern.

Integrated Kitchen

13'4 x 9'1

Part opaque double glazed window to side. Radiator. Attractive range of wall and base fitted units with rolled edge work surfaces over incorporating a one and a half bowl sink with mixer tap and drainer. Tiled splash backs. Four ring hob with extractor fan over. Eye level double oven. Integrated washing machine, dishwasher & fridge and freezer. Glazed arched door to:-

Dining Room

13'7 x 9'3

Double glazed French doors and window to the garden. Part opaque double glazed window to side. Radiator with decorative cover. Wooden flooring. Wall lights. Arch way to:-

Living Room

27'6 x 15'

Two feature leaded light diamond shaped windows to side. Coving ceiling. Picture rail. Two radiators with decorative covers. Feature brick built fireplace with wooden beam and tiled hearth. Wall double glazed French doors with side windows to:-

Conservatory

11'8 x 9'10

Double glazed. Fitted blinds. Ceiling fan. Double glazed door to:-

Garden

80' approx

Side access both sides. Lighting. Indian sand stone patio paved area with steps up to raised shrub and flower borders. Laid lawn. Timber shed. Mature shrubs to the rear.





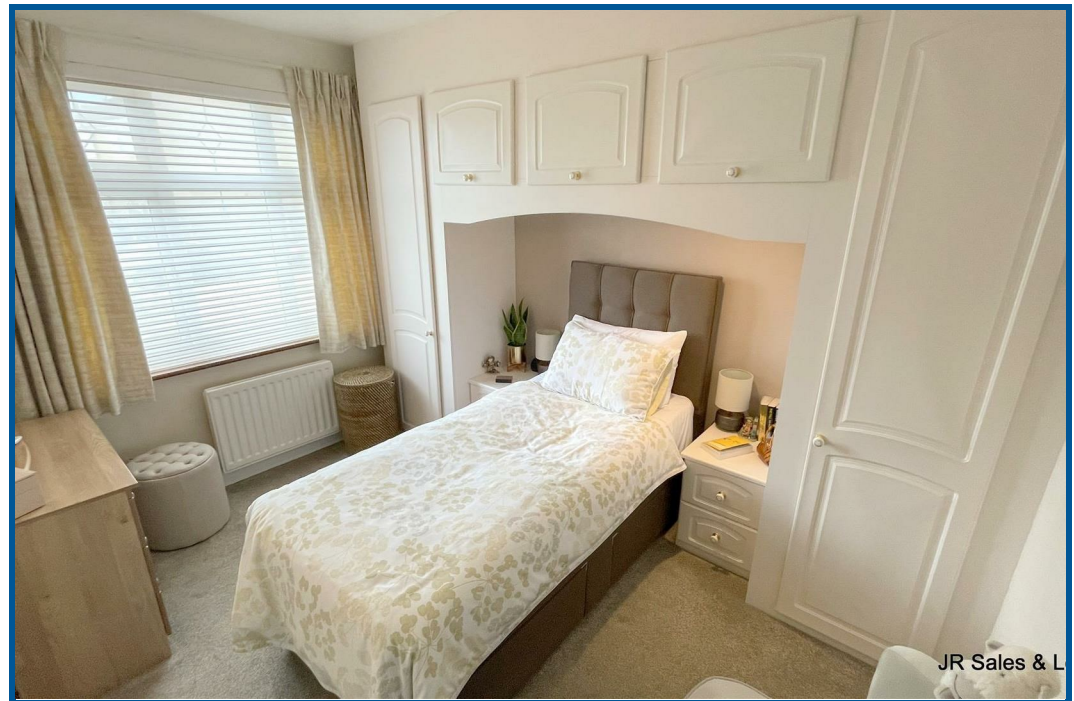
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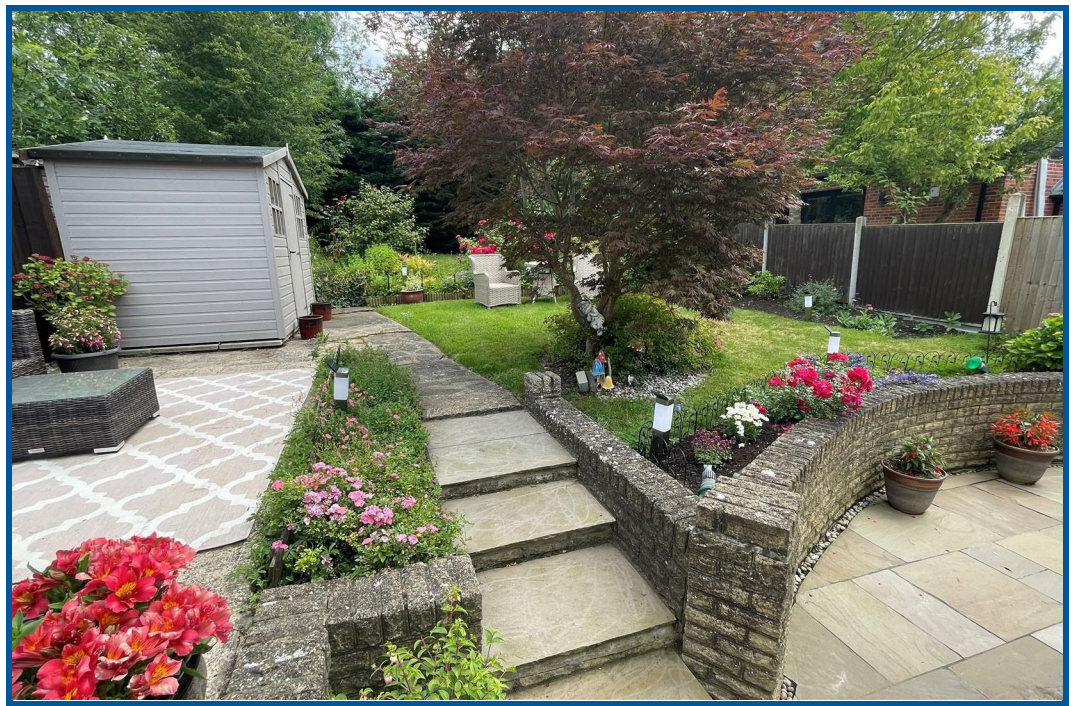
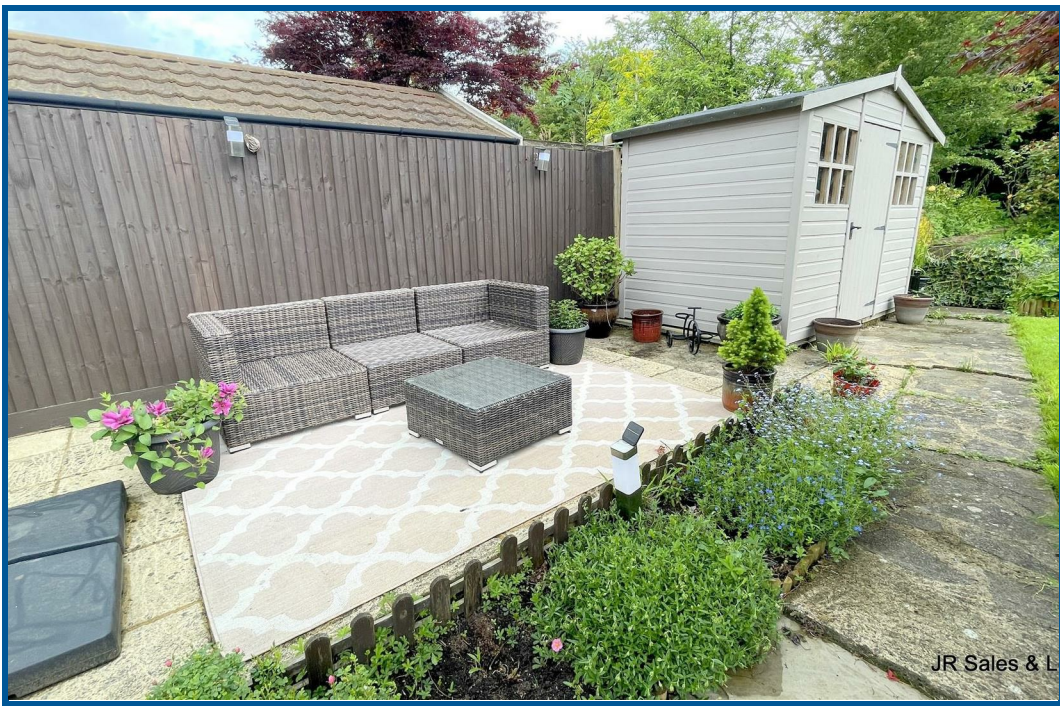


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	69
England & Wales	EU 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 	