



The Meadway, Cuffley

A substantial 1930's semi-detached bungalow in a large plot with considerable potential for modernisation and enlargement (subject to consent). Guide Range: £575,000-£600,000.

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Overall Description

GUIDE PRICE: £575,000-£600,000. This is a substantial semi-detached 1930's bungalow in a good-sized plot that is in need of internal modernisation, but offers buyers considerable scope for extension and further remodelling to create a large modern family home, subject to the usual consents. The property has three bedrooms, a bathroom, large sitting/dining room, conservatory and kitchen, with nicely proportioned rooms and high ceilings throughout. The windows are double-glazed with gas central-heating run off the back boiler in the sitting room. The loft is large and has potential for conversion into further living accommodation, as other similar properties have in the area, and there may also be scope to extend into the garage or to the rear (all subject to consent). The back garden is pleasantly landscaped, well-stocked and a good size and there is a private drive to the front and potential to create further off-street parking should you so wish. The property is being sold with no chain so if you are looking for a property with potential to create the family home of your dreams, please book in to view.

Location

The property sits at down a cul-de-sac on the edge of the popular Hertfordshire village of Cuffley, just a couple of minutes walk from the railway station with its regular and fast service to London (Finsbury Park, Moorgate and Kings Cross). The village has a good range of amenities on your doorstep including local independent shops, a Tesco Express supermarket, doctors' surgery, dentist, pharmacy, coffee shop, pubs and restaurants. There are schools at all levels in the vicinity including Cuffley School (nursery and primary). Cuffley is a lively village community offering numerous social and sports clubs including tennis, football, rugby as well as an amateur dramatics society (The Cuffley Players). The village is surrounded by beautiful Hertfordshire countryside including Northaw Great Wood.

Accommodation

From the drive a path leads to the part-glazed front door into the:

Front Porch 5'5 x 2'11 (1.65m x 0.89m)

Wall light. Two frosted windows to front. Door into the:

Entrance Hall 17'3 x 6'4 (5.26m x 1.93m)

Cupboard with electric fuse board and alarm control panel. Loft Hatch (loft is large, part-boarded with a ladder, light and insulation - both mineral wool between the joists and spray foam between the rafters - and has scope for conversion, subject to the usual consents). Radiator.

Sitting/Dining Room 21'3 x 14'3 (6.48m x 4.34m)

Window to rear with views across the garden to the countryside beyond. Wall-mounted coal-effect fire with back-boiler for the central-heating system. Fitted wooden cupboards with shelving and glass cabinets. TV aerial point. Two radiators.

Conservatory 9'2 widest x 9'2 widest (2.79m widest x 2.79m widest)

Upvc construction with a glazed door to the garden. Tiled floor.

Kitchen 10'6 x 8'10 (3.20m x 2.69m)

Window to rear. Kitchen units with roll-top worksurfaces and a one and a half bowl stainless-steel sink unit. Eye-level Bosch oven. Fitted microwave. AEG electric hob with extractor over. Fitted dishwasher. Space for fridge/freezer. Door to side.

Bedroom One 12'9 x 10'1 (3.89m x 3.07m)

Bay window to front. Fitted wardrobes along one wall. Radiator.

Bedroom Two 12'1 x 9'1 (3.68m x 2.77m)

Bay window to front. Radiator.

Bathroom 6'10 x 5'9 (2.08m x 1.75m)

Frosted window to side. Panel bath with shower attachment and glass shower screen. Low-level WC. Wash-hand basin. Tiled walls. Vinyl floor. Two storage cupboards.

Bedroom Three 9'10 x 8'1 (3.00m x 2.46m)

Window to side. Two fitted wardrobes with cupboards above. Radiator.

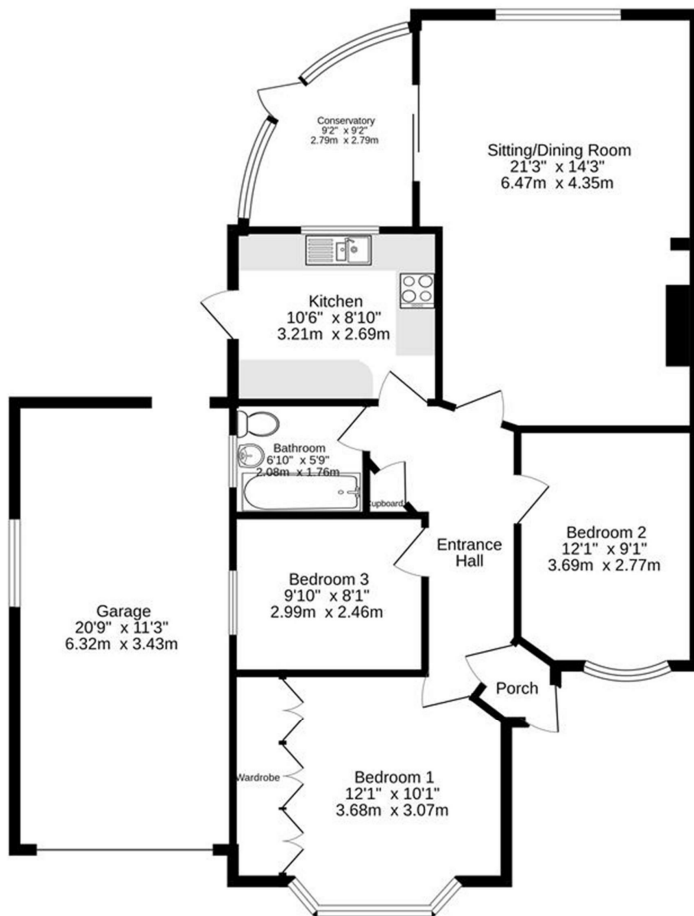
Outside

The property has a low-maintenance front garden with a private drive leading up to the GARAGE: 20'9 x 11'3 with electric garage door, window to side and electric light/power. TIMBER WORKSHOP: 6'5 x 5'11 with window to side, space and plumbing for a washing-machine and electric light/power. SHED: 10'6 x 6' with window to front and electric light/power. GREENHOUSE: with electric power. From the garage a side gate leads into the large garden which has a central lawn, well-stocked flowerbed borders and a path leading to a good-sized vegetable patch with raised beds. Concrete GARDEN SHED: with window to front. Garden tap.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating (run from the back-boiler in the sitting room). Double-glazed windows. Alarm. Council Tax Band: E.

Ground Floor
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

