



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



BROOKSIDE CRESCENT CUFFLEY

An extended Detached Bungalow situated in a popular and sought after cul-de-sac yet within easy reach of Local Schools, Shops and Main Line Station into Moorgate with links at Kings Cross. Both the A10 and M25 are also easily accessible.

- GAS HEATING
- NEWLY FITTED KITCHEN
- BEAUTIFUL SEM-SECLUDED REAR GARDEN
- DOUBLE GLAZING
- NEWLY FITTED BATHROOM
- TIMBER BUILT OUTSIDE GARDEN HOUSE/OFFICE/GYM
- LOUNGE OPEN PLANNED TO DINING AREA
- 2 BEDROOMS
- DETACHED 24'6 X 9'3 GARAGE WITH OWN FRONTAL DRIVEWAY WITH OFF STREET PARKING FOR APPROXIMATELY 2/3 CARS

PRICE £549,950 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertyservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertyservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact.'



Enter via half panelled double glazed Georgian door with attractive lead-lighted glass insets to:-

PORCH AREA:-

Double glazed Georgian styled window to the side. Coving to the ceiling. Tiled flooring with door to:-

RECEPTION HALLWAY:-

Built-in storage cupboard. Radiator. Access to Loft.



LOUNGE OPEN PLANNED TO DINING AREA:- 24'2 x 11'1

LOUNGE AREA:- Double glazed Georgian styled window to the side. Radiator. Brick built fireplace with matching hearth. Coving to ceiling. Radiator. Attractive brick archway leading to:-

DINING AREA:- Large picture style double glazed window to the rear with a double glazed window to the side. Coving to ceiling.





NEWLY FITTED KITCHEN:- 10'10 x 8'6

Double glazed picture window to the rear. A range of modern contemporary white floor and wall storage units with fitted granite work top and matching splash backs. Built-in double electric 'Neff' oven. Ceramic hob with canopy and extractor over. Integrated fridge. Inset sink unit with mixer tap and cupboards under. Space and plumbing for washing machine. Built-in larder cupboard with electric meter. There is an additional cupboard which houses a 'Valliant' combi boiler (which is approximately 3 years old as informed by the Vendor) Radiator with fitted ornate cover. Double glazed half panelled door with opaque glass insets to rear with access into rear Garden.



BEDROOM 1:- 13'8 x 10'8

Double glazed Georgian style window to the front. Radiator. Coving to ceiling.

BEDROOM 2:- 10'8 x 7'11

Double glazed Georgian styled window to the front. Radiator. Coving to ceiling.

BATHROOM:- 7'5 x 4'5

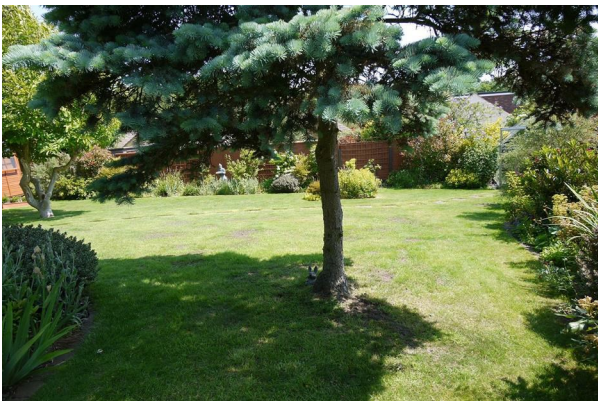
Double glazed opaque window to the side. Enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low flush wc. Tiled floor and walls. Heated towel rail.

OUTSIDE



THE GARDENS:-

A beautifully maintained Garden with a paved patio area with a few steps leading to lawn area with a good selection of shrubs, trees and flower borders. There are 2 side accesses leading to own frontal drive with lawn area and shrubs. Off street parking for approximately 2/3 cars.





GARAGE/WORKSHOP:- 24'6 x 9'3

Power and lighting. Up and over door. Double glazed windows to either side with door to the side with access into Garden. Space and plumbing for tumble dryer and freezer.

TIMBER SUMMERHOUSE/GYM/OFFICE:- 12'6 x 9'7

Fitted with a GRP Roof (Glass reinforced plastic roof) Low maintenance. Power and lighting.