



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



- GAS HEATING AND DOUBLE GLAZING
- SPACIOUS HALLWAY
- DUAL ASPECT LIVING ROOM
- NEWLY FITTED KITCHEN/BREAKFAST ROOM
- 2 BEDROOMS
- SHOWER ROOM
- GARAGE WITH OWN DRIVE
- LOVELY GARDENS

## THEOBALDS CLOSE CUFFLEY

An attractive and well presented Semi Detached Bungalow situated in this popular cul de sac within a few minutes almost level walk of the Village Shops and Main Line Station.

The bungalow stands on a good sized plot and has the benefit of a garage with own frontal drive and is being offered for sale with NO UPWARD CHAIN

**VIEWING RECOMMENDED!**



**PRICE £499,950 FREEHOLD**

Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertieservices.co.uk](mailto:cheshunt@jrpropertieservices.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!'



### Entrance Porch:-

Part double glazed door to:-

### Spacious Reception Hallway:-

Radiator. Coving to the ceiling. Built in storage and meter cupboards. Access to loft space. Double doors to:-



### Living Room:- 16'5 x 11'

Dual aspect room with double glazed windows to the front and double glazed windows to the side. 'New World' gas convector fire on marble hearth. Two radiators. Coving to the ceiling.



### Kitchen/Breakfast Room:- 11'6 x 9'5

Dual aspect room with double glazed windows to side and double glazed windows and casement door to the rear garden. Newly fitted with stainless steel sink unit with mixer tap and cupboards under. Range of wood fronted floor and wall storage cupboards with ample working surfaces. Part tiled walls. Radiator. Plumbing for washing machine. 'Vaillant' wall mounted gas fired boiler. Laminate style wood flooring.



### Bedroom 1:- 11'5 x 11'1

Measurement was taken to the front of a range of floor to ceiling fitted wardrobes with two mirrored doors. Radiator. Double glazed windows to the rear garden.



**Bedroom 2:- 9'9 x 7'4**

Double glazed windows to the front. Double radiator. Coving to the ceiling.



**Shower Room:-**

White suite comprising walk in tiled shower cubicle. Pedestal wash hand basin. Low flush wc suite. Radiator. Part tiled walls. Opaque double glazed windows to the side.

**OUTSIDE**

**Brick Garage:-**

Up and over door to own frontal drive. Personal door to the rear garden.



**The Gardens:-**

Generous sized rear garden with patio area leading to lawns and flower borders. Timber garden shed. Brick archway with gate to the front garden.



**Rear of Property:-**