



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



CATTLEGATE ROAD CREWS HILL

A rare opportunity to acquire an Extended Fully Detached Bungalow standing on a good size secluded approximately 1/2 acre plot approached via a Private Drive with electric gate about half a mile from Crews Hill Main Line Station
The bungalow has great potential with a variety of outbuildings offering a variety of uses, subject to planning.

- ELECTRIC HEATING
- DINING ROOM
- EN SUITE SHOWER AND FAMILY SHOWER ROOMS
- SITTING ROOM
- KITCHEN AND UTILITY ROOM
- 2 GARAGES - WORKSHOP 36' X 22'
- LOUNGE
- 3 BEDROOMS
- LARGE APPROXIMATELY 1/2 ACRE PLOT

PRICE £725,000 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
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Entrance Porch:-

Ornate part glazed door to:-

Reception Lobby:-

Georgian styled double glazed window to the side. Natural brick work with beams and beamed ceiling. Georgian styled door to:-

Hallway:-

Night storage heater. Coving to the ceiling. Built in airing cupboard.

Lounge:- 19'1 x 10'

Measurement was taken into the Georgian styled double glazed bay window to the front. The room is dual aspect with opaque windows either side of the Yorkstone fireplace and hearth. Beamed ceiling and matching walls. Night storage heater.



Kitchen:- 12'2 x 10'

Stainless steel sink unit with mixer taps and cupboards under. Range of matching cream coloured floor and wall storage cupboards with ample granite style working surfaces. Split level oven and 4 ring gas hob with electric fan and canopy over. Plumbing for dish washing machine. Tiled walls. 'Dimplex' kickspace heater. Double glazed windows overlooking the rear garden. Georgian styled door to:-

Utility Room:- 9'2 x 6'6

Stainless steel sink unit with mixer tap and cupboards under. Wall storage cupboard. Stable door to the garden.

Bedroom 2:- 14'10 x 10'1

Maximum measurement. Range of floor to ceiling fitted wardrobes with storage cupboards over and adjacent chest of drawers. Night storage heater. Coving to the ceiling. Georgian styled double glazed windows to the front.



Shower Room:-

Part tiled walls Walk in shower cubicle. Pedestal wash hand basin. Low flush w.c. suite. Opaque double glazed windows to the rear. Coving to the ceiling. Electric convector fire.

Cloakroom:-

Half tiled walls. Low flush w.c. suite. Wash hand basin. Opaque double glazed window.



Dining Room:- 10'9 x 10'1

Double glazed window overlooking the rear garden. Coving to the ceiling and ornate light rose. Night storage heater. Archway to:-



Sitting Room:- 12'5 x 10'11

Dual aspect room with double glazed patio doors to the rear garden and double glazed window to the side. Coving to the ceiling and ornate light rose. Night storage heater. Georgian styled door to:-

Inner Hallway:-

Coving to the ceiling.



Master Bedroom:- 12'11 x 11'6

Dual aspect room with Georgian styled double glazed bay window to the front and double glazed Georgian styled window to the side. Night storage heater. Range of bedside wardrobes with storage cupboards over and bed recess area. Open planned to:-



En Suite Shower:-

Tiled shower cubicle. Pedestal wash hand basin. Coving to the ceiling.

Bedroom 3:- 9'3 x 8'3

Measurement was taken to the front of a range of fitted wardrobes with storage cupboards over. Coving to the ceiling. Night storage heater. Georgian styled double glazed windows to the side.

OUTSIDE:-



Twin Garages:-

Extra parking spaces to the front



Workshop:- 36'2 x 22'11

Electric light and power. Double doors to the gravel drive with various outbuildings.



The Gardens:-

Generous sized secluded gardens with mature shrubs and trees. Ornamental fish pond. Summer House with power, lighting and phone socket. Greenhouse. Timber Garden Shed. Carriage drive to the front of the bungalow. To the side of the entrance are additional parking spaces which could be used for extra income