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Cuffley: Tel: 01707 872111



PLOUGH HILL CUFFLEY

DRAFT DETAILS Set well back from the road, with some outstanding views to the rear, an attractive and nicely Extended 3/4 Bedroom Chalet Style Detached Bungalow, ideally situated within easy reach of the Village shops and Station.

- SUPERB LIVING ROOM
- 3/4 BEDROOMS
- LARGE ATTACHED GARAGE
- FITTED KITCHEN/BREAKFAST ROOM PLUS UTILITY ROOM
- EN SUITE SHOWER ROOM
- SECLUDED REAR GARDEN WITH OUTSTANDING VIEWS
- STUDY
- BATHROOM

£625,000 FREEHOLD

VIEWING RECOMMENDED!



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ENTRANCE PORCH:-

Opaque Lead-lighted and Double Glazed Door to:-

RECEPTION HALLWAY:-

Radiator. Attractive beamed ceiling and fitted Dado Rail. Stairs to the First Floor with wrought iron balustrade.

**SUPERB LIVING ROOM:-**

22'8 x 14'5

Double and single radiators. Feature red brick fire place and hearth fitted with a real flame gas fire with coal effect. Lead-lighted and double glazed windows and casement door overlooking the rear garden with some outstanding views. Opaque lead-lighted window to:-

**FITTED KITCHEN:-**

13'6 x 8'11

Inset sink unit with mixer taps and cupboards under. Attractive range of cream coloured matching floor and wall storage cupboards with Cimstone Quartz working surfaces. Part tiled walls to working areas. Integrated larder fridge and dish washer machine. Beamed ceiling. Double radiator. 'Neff' oven and 4 ring ceramic hob with extractor fan and canopy over. Neff Microwave Lead-lighted and double glazed windows overlooking the rear garden and double glazed door to the side.

**UTILITY ROOM:-**

9' x 5'

Storage cupboard with plumbing for washing machine. Beamed ceiling and fitted dado rail. Airing cupboard. Boiler cupboard housing Ideal gas fired boiler Open plan to:-

STUDY:-

10'3 x 5'10

Lead-light and double glazed window to the side. Radiator. Beamed ceiling and fitted dado rail. Personal door to the garage.

BEDROOM 1:-

16' x 8'6

Measurement was taken to the front of a range of floor to ceiling fitted wardrobes and into the lead-lighted and double glazed bay window to the front. Radiator. Coving to the ceiling. Door to:-

**EN SUITE SHOWER ROOM:-**

White suite with low flush WC suite. Pedestal wash hand basin. Towel radiator. Electric shaver point and extractor fan. Walk in tiled shower cubicle fitted with an 'Aqualisa' shower unit. Tiled walls and beamed ceiling. Inset lighting.

**DINING ROOM / BEDROOM 2:-**

13'5 x 10'6

Measurement was taken into the lead-lighted and double glazed bay window to the front. Radiator. Beamed ceiling.

**LUXURY BATHROOM:-**

White suite comprising enclosed bath with mixer taps and separate hand held shower. Vanity wash hand basin with mixer taps and cupboards under. Low flush WC suite. Range of fitted storage cupboards. Tiled walls and matching ceramic tiled floor. Towel radiator. Opaque lead-light and double glazed window to the side. Inset lighting. Extractor fan.

**ON THE FIRST FLOOR****SMALL LANDING:-**

Built in eaves storage cupboard. Beamed ceiling and fitted dado rail.

BEDROOM 3:-

11'9 x 9'2

Range of fitted wardrobe cupboards. Beamed ceiling. Lead-light and double glazed dormer window over looking the rear garden with some outstanding views. Radiator. Built in eaves storage cupboards.

BEDROOM 4:-

12'2 x 9'

Measurement was taken into the lead-lighted and double glazed dormer window to the front. Double radiator. Two built in eaves storage cupboards.

OUTSIDE

ATTACHED GARAGE:-

19'3 x 13'2

Electric up and over door to own brick block drive with extra parking space. Electric light and power. Personal doors to the rear garden and study.

THE GARDENS:-

Attractive semi-secluded and hedged rear garden with paved terrace with steps down to lawns and flower borders. Selection of fruit trees. Swiss style garden summer house. Rustic trellis work and archway with climbing Roses. Outside water connection. Wrought iron gate to the front garden.

