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BROOKSIDE CRESCENT, CUFFLEY, HERTFORDSHIRE



VIEWING RECOMMENDED!
PRICE £634,950 FREEHOLD

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- **GAS HEATING AND DOUBLE GLAZING** • **LOUNGE** • **19' DINING/SITTING ROOM** • **KITCHEN/BREAKFAST ROOM** • **3 BEDROOMS** • **BATHROOM** • **SHOWER ROOM** • **DETACHED GARAGE WITH OWN DRIVE** • **SECLUDED REAR GARDEN**

A deceptively spacious and nicely extended Detached Bungalow situated in this popular Residential Road just off Homewood Avenue about a mile from the Village Shops and Main Line Station The bungalow backs directly onto Cuffley Brook with woods beyond.

The Bungalow is being offered For Sale with no upward chain and offers the following well arranged accommodation.

Enclosed Storm Porch:-

Double glazed windows to the front and side. Door to:-

Reception Hallway:-

Built in airing and boiler cupboard housing an 'Ideal' wall mounted gas fired boiler. Radiator. Access to loft storage space. Coving to the ceiling. Thermostat.



Lounge:- 13'11 x 13'5

High level double glazed windows to the side. Coving to the ceiling. Double and single radiators. Feature stone fire place and hearth fitted with a real flame gas fire with coal effect. Step down to:-



Dining and Sitting Room:- 19'1 x 11'1

Two double radiators. ~Double glazed windows and casement door to the rear garden. Coving to the ceiling. Door to:-

Inner Lobby:-

Opaque double glazed window to the side and door to:-



Tiled Shower Room:-

Walk in shower cubicle with shower curtain. Low flush wc suite. Pedestal wash hand basin. Radiator. High level opaque double glazed window to the side.



Kitchen/Breakfast Room:- 10'8 x 10'2

Inset bowl and quarter sink unit with mixer tap and storage cupboard under. Range of wood fronted matching floor and wall storage cupboards with ample working surfaces and down lighting. Tiled walls and knotty pine panelled ceiling. Plumbing for washing machine. Radiator. Built in storage cupboard. Oven and 'Hygena' 4 ring ceramic hob with extractor fan and canopy over. Double glazed window to the side. Double swing doors to Dining/Sitting Room



Bedroom 1:- 12'5 x 11'2

Double glazed window to the front. Radiator. Coving to the ceiling. Range of floor to ceiling fitted wardrobes with storage cupboards over.



Bedroom 2:- 13'2 x 7'6

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



Bedroom 3:- 9'2 x 8' max

Range of wardrobes with storage cupboards over and dressing table inset. Radiator. Double glazed windows to the side. Coving to the ceiling.



Tiled Bathroom:-

Coloured suite comprising knotty pine panelled enclosed bath with mixer taps and shower attachment. Pedestal wash hand basin with mixer tap. Low flush wc suite. Radiator. Electric shaver point. Opaque double glazed window to the side. Knotty pine panelled ceiling.

OUTSIDE



The Gardens:-

Secluded rear garden backing onto Cuffley Brook with woods beyond. Paved terrace with step down to lawns and flower borders. To the rear of the garden is a sunken rose garden and addition seating area.



Sunken Rose Garden:-