



Cheshunt: Tel: 01992 621116

[www.jrpropertyervices.co.uk](http://www.jrpropertyervices.co.uk)

Cuffley: Tel: 01707 872111



## ORCHARD CLOSE CUFFLEY

In need of modernisation, Situated in a quiet cul-de-sac just off Tolmers Avenue, a modern Detached House on an elevated position with outstanding views to the front towards wood countryside yet being within a mile of the Village Shops and Main Line Station to Moorgate. Local Woods and Country Walks are also within easy reach.

Available to view from November.

- GAS HEATING
- LOUNGE
- 3 BEDROOMS
- DOUBLE GLAZING
- DINING ROOM
- BATHROOM
- CLOAKROOM
- KITCHEN
- ATTACHED GARAGE WITH OWN DRIVE

### PRICE £575,000 FREEHOLD

**VIEWING RECOMMENDED!**



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

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

Ornate timber door with spyhole to:-

## **RECEPTION HALLWAY**

Wood block flooring. Double radiator. Stairs to the First Floor. Double glazed window to the side.

## **DOWNSTAIRS CLOAKROOM**

Low flush wc suite. Wash hand basin with tiled splash back. Opaque window to the side.

## **LOUNGE 17'11 x 14'1 narrowing to 11'2**

Feature stone fireplace and hearth with cedar wood panelled wall behind. Radiator. Double glazed windows to the front with some outstanding views towards open Countryside.

## **DINING ROOM 13'11 x 8'10**

Wood block flooring. Double radiator. Double glazed windows to the rear Garden.

## **KITCHEN 11'3 x 8'9**

Stainless steel sink unit with mixer taps and cupboards and drawers under. Range of pine fronted floor and wall storage cupboards. 'Neff' double oven and ceramic 4 ring electric hob. Part tiled walls to working areas. Plumbing for washing machine. Deep built-in storage pantry cupboard. Boiler cupboard housing a 'Glow-worm' gas fired boiler. Infra red wall heater. Double glazed window to the side and double glazed door to the rear Garden. Extractor fan.

## **ON THE FIRST FLOOR**

### **LANDING**

Radiator. Double glazed window to the side. Access to Loft Space. Built-in airing cupboard with insulated tank fitted with an immersion heater.

### **BEDROOM 1 16'1 x 11'**

Measurement was taken to the front of a range of floor to ceiling fitted wardrobes. Radiator. Double glazed window to the front with some outstanding views towards open Countryside.

### **BEDROOM 2 11'1 x 8'10**

Measurement was taken to the front of a range of fitted wardrobes. Radiator. Double glazed window to the rear Garden.

### **BEDROOM 3 11'1 x 6'11**

Radiator. Double glazed window to the rear Garden

### **TILED BATHROOM**

Enclosed bath with mixer taps and separate 'Mira' shower unit. Fitted shower curtain. Pedestal wash hand basin. Low flush wc suite. Heated towel rail. Opaque double glazed window to the side. Electric shaver point.

### **OUTSIDE**

### **ATTACHED GARAGE**

Up and over door to own frontal drive with parking spaces for several cars.

### **THE GARDENS**

Small semi-secluded rear Garden with paved terrace area leading to lawns and flower borders with a good selection of shrubs. Greenhouse. Timber garden shed. Rear Conservatory 8'5 x 3'9 with outside water connection. Wrought iron gate to the front Garden