



Cheshunt: Tel: 01992 621116

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

Cuffley: Tel: 01707 872111



## VINEYARDS ROAD NORTHAW

Rarely available a tastefully refurbished and well arranged end-of-terrace Victorian Cottage built in 1883 backing onto and adjoining greenbelt farmland and situated in this popular semi-rural location midway between the villages of Cuffley and Northaw, yet within easy reach of Cuffley Mainline Station to Moorgate and M25.

Property also available with 4 acres and stables for £2950 Per calendar month.

- RECENTLY REFURBISHED
- 3 BEDROOMS
- SITTING ROOM
- GAS HEATING
- LARGE KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- LIVING ROOM

**£1,950**

**VIEWING RECOMMENDED!**



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

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

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## ENTRANCE

Entrance via hardwood door to lobby

## LOBBY

Window to the side. Double radiator. Inset spotlights to ceiling. Laminate floor. Doors to:

## WC

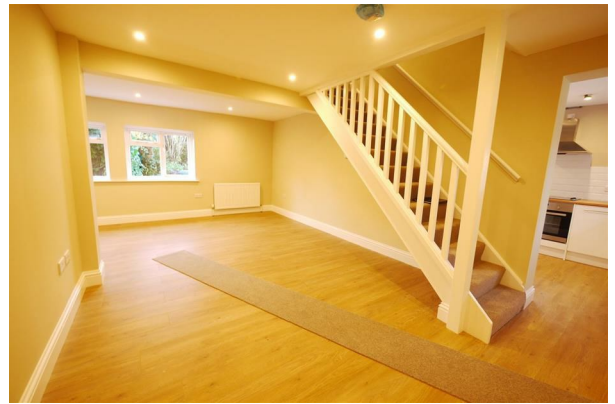
Window to the front. Double radiator. Extractor fan. Inset spotlights to ceiling. Laminate floor. Low flush WC. Vanity wash hand basin with mixer tap and cupboard under.



## SITTING ROOM

12' x 11'4 (3.66m x 3.45m)

Stairs to first floor. Double radiator. Doorway to Kitchen. Inset spotlights to ceiling. Laminate floor. Open planned to:-



## LIVING ROOM

21' x 8'3 (6.40m x 2.51m)

Two double radiators. Two windows overlooking the rear garden. Cast iron fireplace with gas fire with coal effect. Inset spotlights to ceiling. Laminate floor.



**KITCHEN / BREAKFAST ROOM**

26'4 x 8'6 (8.03m x 2.59m)

Dual aspect double glazed windows to the front and side. Double glazed french doors to garden. Two double radiators. Inset spotlights to ceiling. Laminate floor. Range of fitted wall and base units with wooden work surfaces incorporating stainless steel one and a half bowl sink with drainer. Electric oven with hob and extractor over. Free standing fridge freezer. Washing machine and plumbing for dish washer. Door to rear lobby.

**REAR LOBBY**

4'8 x 3'6 (1.42m x 1.07m)

Glazed window to the garden with windows either side. Inset spotlights to ceiling. Laminate floor. Electric radiator.

**ON FIRST FLOOR****LANDING**

Access to loft space. Inset spotlights to ceiling. Doors to:-

**BEDROOM 1**

15'10 x 8'9 (4.83m x 2.67m)

Dual aspect room with glazed windows to side and rear garden. Inset spotlights to ceiling. Two double radiators. Storage in the eaves.

**BEDROOM 2**

12'2 x 9'7 (3.71m x 2.92m)

Measurement was taken to a range of floor to ceiling fitted wardrobes with storage cupboards over. Window to the front. Double radiator. Inset spotlights to ceiling.



### **BEDROOM 3**

12'2 x 8'4 (3.71m x 2.54m)

Maximum measurement. Window to the rear. Inset spotlights to ceiling. Double Radiator. Storage cupboard



### **BATHROOM**

Window to the rear. Heated towel rail. Tiled floor. Extensively tiled walls. Inset spotlights to ceiling. Suit comprising Low flush WC. Wall hung wash hand basin with mixer tap. Panel bath with shower over. Extractor fan.



### **GARDEN**

To the side of the cottage is a six bar wooden gate to spacious sideway. Leading to generous sized rear garden with lawns and flower borders. Shrubs. Two Brick built outhouses. Yew tree archway to vegetable and herb garden. Green house. Outside lights and water connection

