



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



VINEYARDS ROAD NORTHAW

3 Bed Cottage with 4 acres of land and stables.

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. Also includes a hardstanding to the side with plenty of parking for cars or horse box.

Property also available without 4 acres and stables for £1000 less per calendar month.

- RECENTLY REFURBISHED
- 3 BEDROOMS
- SITTING ROOM
- 4 ACRES OF LAND WITH STABLES
- LARGE KITCHEN/BREAKFAST ROOM
- GAS HEATING
- DOWNSTAIRS WC
- LIVING ROOM
- HARDSTANDING FOR PARKING

£2,950

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertyservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
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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



4 ACRES OF LAND

Private 4 Acres of land with stables.

