



Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



CRANFIELD CRESCENT CUFFLEY

An attractive Chalet Styled Semi-Detached House situated in this popular and sought after Crescent just off Bacons Drive within a mile of the Village Shops and Main Line Station.

- * GAS HEATING *
- * KITCHEN *
- * NEWLY INSTALLED BATHROOM *
- * ARTIFICIAL PUTTING GREEN *
- * DOUBLE GLAZING *
- * CONSERVATORY *
- * GARAGE AND CAR PORT *
- * LOUNGE OPEN PLANNED TO DINING ROOM *
- * 3 BEDROOMS *
- * SOUTH FACING REAR GARDEN *

PRICE £469,950 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
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Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
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Ornate timber door with glass inset to:-

ENTRANCE PORCH:-

Part glazed door to:-

RECEPTION HALLWAY:-

Radiator. Double glazed window to the side. Deep built-in storage cupboard beneath the stairs.



LOUNGE:- 17'2 x 10'5

Measurement was taken into the double glazed bay window to the front. Radiator. Coving to the ceiling. Open planned to:-



DINING ROOM:- 9'5 x 9

Radiator. Coving to the ceiling. Sliding part glazed door to:-



CONSERVATORY:- 14' x 6'1

Fitted roller blinds. Double doors to the rear Garden and door to the side.



KITCHEN:- 12' x 9'

Stainless steel bowl and quarter sink unit with mixer taps and cupboards under. Range of white fronted floor and wall storage cupboards with ample working surfaces. Pantry and storage cupboard. Plumbing for washing machine. Part tiled walls. 'Vaillant' wall mounted gas fired boiler. Double glazed door to the rear Garden with porch over.

ON THE FIRST FLOOR

LANDING:-

Double glazed windows to the front. Access to Loft Space.

BEDROOM 1:- 12'8 x 10'4

Measurement was taken into the double glazed dormer window to the front. Radiator. Range of floor to ceiling fitted wardrobes with storage cupboards over.

BEDROOM 2:- 13'6 x 8'11

Radiator. Range of fitted wardrobes. Double glazed windows to the rear with some outstanding views.

BEDROOM 3:- 9'1 x 7'3

Radiator. Double glazed windows to the rear.



NEWLY FITTED TILED BATHROOM:-

White suite comprising enclosed bath with mixer taps and separate shower and fitted screen. Pedestal wash hand basin with mixer taps. Low flush w.c. suite. Built-in storage cupboard. Extractor fan. Heated towel radiator. Double glazed window to the side.



OUTSIDE

DETACHED GARAGE:- 16' x 7'2

Dual aspect with windows to the rear and side. Electric light and power. Up and over door.

CAR PORT:- 12'4 x 7'2

Additional parking space to the front of the Car Port.





THE REAR GARDEN:-

South Facing rear Garden with rear terrace with decking and steps down to lawns with some mature shrubs. Behind the Garage is an Artificial Putting Green 24' x 11' overall. Timber Garden Shed 8' x 5.

