



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



- GAS HEATING AND DOUBLE GLAZING
- LOUNGE
- SITTING ROOM
- KITCHEN WITH DINING ROOM OFF
- 4 BEDROOMS
- EN-SUITE SHOWER ROOM
- SPACIOUS FAMILY BATHROOM
- INTEGRAL GARAGE WITH OWN DRIVE
- SECLUDED REAR GARDEN

HOMWOOD AVENUE, CUFFLEY

A truly delightful and nicely presented fully detached chalet styled house situated in this quiet and popular Avenue just off Tolmers Road within a mile of the Village shops and Mainline Station. Local woods are also close by.

The house has been maintained in good decorative order and offers the following well arranged accommodation which really must be inspected to be fully appreciated.

VIEWING RECOMMENDED!



PRICE £779,950 FREEHOLD

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 DOUBLE GLAZED DOOR TO:-

ENCLOSED STORM PORCH:-

Quarry tiled floor. Opaque Double Glazed Door to:-



RECEPTION HALLWAY:-

Stairs to the first floor with timber balustrade and storage cupboard beneath. Laminate wood floor. Double radiator. Coving to the ceiling and fitted dado rail.

DOWNSTAIRS CLOAKROOM:-

Low flush wc suite. Wash hand basin with tiled splash back. Opaque lead lighted and double glazed window to the front. Coving to the ceiling.



LOUNGE:- 17'5 x 10'7

Measurement was taken into the lead lighted and double glazed bay window to the front. Double radiator. Coving to the ceiling. Attractive fireplace with timber surround and cast iron inset fitted with a real flame gas fire with coal effect and tiled hearth. Double Georgian styled doors to:-



SITTING ROOM:- 12' x 10'

Radiator. Coving to the ceiling. Double glazed patio doors to the rear terrace leading to the rear garden.



TILED KITCHEN:- 10'1 x 9'4

Inset bowl and quarter sink unit with mixer tap and cupboards under. Attractive range of wood fronted floor and wall storage cupboards with ample work surfaces with down lighting. Double oven and 4 ring gas hob with extractor fan and canopy over. Fitted wine rack. Plumping for washing machine. Double glazed windows over looking the rear garden. Archway to :-



DINING ROOM:- 11' x 8'8

Dual aspect room with double glazed windows to the side and double glazed casement doors to the rear garden. Coving to the ceiling. Double radiator. Door to the integral garage.

ON THE FIRST FLOOR:-

LANDING:-

Lead-lighted and double glazed window to the front. Access to loft space.



MASTER BEDROOM:- 13'3 x 11'1

Measurement was taken into the lead-lighted and double glazed dormer window to the front. Radiator. Door to:-



EN-SUITE SHOWER ROOM:-

Walk in tiled shower cubicle fitted with a 'Triton' shower. Radiator. Pedestal wash hand basin with tiled splash back. Low flush wc suite. Lead-lighted and double glazed dormer window to the front.



BEDROOM 2:- 11'2 x 9'4

Double glazed windows overlooking the rear garden. Radiator. Coving to the ceiling. Access to loft space.



BEDROOM 3:- 13' x 10'7

Measurement was taken into the lead-lighted and double glazed dormer window to the front radiator.



BEDROOM 4:- 13'10 x 9'6

Coving to the ceiling. Double glazed windows over looking the rear garden. Radiator.



SPACIOUS FAMILY BATHROOM:- 9'7 x 8'4

Half tiled walls with mosaic tiled dado rail over. Pedestal wash hand. Low flush wc suite. Enclosed bath with mixer tap and hand held shower attachment. Radiator. Double glazed windows to the rear. Coving to the ceiling. Built in airing cupboard with insulated tank.

OUTSIDE:-

INTEGRAL GARAGE:- 16'2 x 8'

Electric up and over door to own brick block frontal drive. Electric light and power. 'Potterton' wall mounted gas fired boiler. Personal door to the dining room.



THE GARDENS:-

Semi-secluded rear garden with paved terrace leading down to lawns and mature shrubs to rear of the garden is a timber garden shed. Steps to raised sitting out area with timber balustrade. Additional gravel sitting out area. Outside water connection. Timber gate to the front garden.



RAISED SITTING OUT AREA:-