



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



WARWICK AVENUE CUFFLEY

A superb and well presented fully detached Chalet Styled House situated in this popular and sought after residential road just off Hill Rise within a mile of the Village shops and Main Line Station.

The house, which has been subject to major refurbishment and really must be inspected to be fully appreciated and is being offered For Sale with NO UPWARD CHAIN

- GAS HEATING AND DOUBLE GLAZING
- LOUNGE/DINING ROOM
- UTILITY ROOM
- NEAT GARDENS
- MOOD LIGHTING
- STUDY
- 4 BEDROOMS
- CLOAKROOM
- SUPERB 26# KITCHEN/BREAKFAST ROOM
- 2 EN SUITES AND FAMILY BATHROOM

PRICE £779,950 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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WIDE ENTRANCE PORCH:-

Inset lighting. Ornate door and double glazed window to:-

RECEPTION HALLWAY:-

Porcelain tiled floor. Stairs to the first floor with inset lighting and glass balustrade. Deep built in storage cupboard
Radiator

DOWNSTAIRS CLOAKROOM

Low flush wc suite. Wash hand basin with mixer tap and storage cupboard under. Inset lighting. Towel radiator



LIVING ROOM:- 27'1 x 10'5 widening to 13'9

Measurement was taken into the double glazed bay window to the front. Solid polished wood flooring. Two radiators. Inset fireplace with coal effect. Inset lighting. Bi folding double glazed casement doors to the rear garden.



STUDY:- 9'4 x 8'1

Solid polished wood flooring. Double glazed window overlooking the rear garden. Inset lighting Radiator



KITCHEN/BREAKFAST ROOM:- 27' x 14'10 narrowing to 9'6 in kitchen area

Stainless steel bowl and a quarter sink unit with mixer tap and cupboards under. Integrated larder fridge and dish washing machine. Wine rack and cooler. Range of white fronted matching floor and wall storage cupboards with under lighting. Quartz working surfaces with sparkles. Carousel cupboard. Split level oven and microwave. Ceramic hob with stainless steel canopy and extractor fan over. Porcelain tiled floor with under floor heating. Double glazed bay window to the front and double glazed casement doors to the rear garden.



UTILITY ROOM:- 7'4 x 4'11

Stainless steel sink unit with mixer tap and storage cupboard under. Range of floor and wall storage cupboards. Inset lighting. Double glazed casement door to the rear garden.

ON THE FIRST FLOOR

LANDING:-

Built in storage cupboard. Double glazed skylight window. Glass balustrade. Solid polished wood floor. Access to loft space. Radiator



MASTER BEDROOM:- 14'10 x 11'9

Dual aspect room with double glazed picture window overlooking the rear garden and double glazed window to the side. Radiator. New fitted carpet Inset lighting Door to:-



EN SUITE SHOWER ROOM:-

Double size walk in shower cubicle. Vanity wash hand basin with mixer tap and cupboards under. Low flush wc suite. Heated towel rail. Opaque double glazed window. Extractor fan. Inset lighting and mood lighting



BEDROOM 2:- 13'7 x 9'4

Double glazed windows overlooking the rear garden. Radiator. Inset lighting. New fitted carpet. Door to:

EN SUITE SHOWER ROOM:

Tiled walls. Double size walk in shower cubicle. Mood lighting. Vanity wash hand basin with mixer tap and cupboards under. Towel radiator. Low flush wc suite. Extractor fan. Opaque double glazed windows to the rear. Inset lighting.



BEDROOM 3: 13' x 10'6

Measurement was taken into double glazed dormer window to the front. Radiator. Inset lighting. New fitted carpet.

BEDROOM 4:- 11'10 x 8'11

Double glazed window to the front. Radiator. New fitted carpet. Inset lighting.



FAMILY BATHROOM:

Mood lighting. Tiled enclosed bath with mixer tap and shower attachment. fitted shower screen. Vanity wash hand basin with mixer tap and storage cupboard under. Low flush wc suite. Opaque double glazed window to the front. Inset lighting. Towel radiator. Ceramic tiled floor.

OUTSIDE

OWN BRICK BLOCK CARRIAGE DRIVE



THE GARDENS:

Fenced rear garden with brick paved terrace leading to lawns with a pleasant degree of seclusion.

