



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



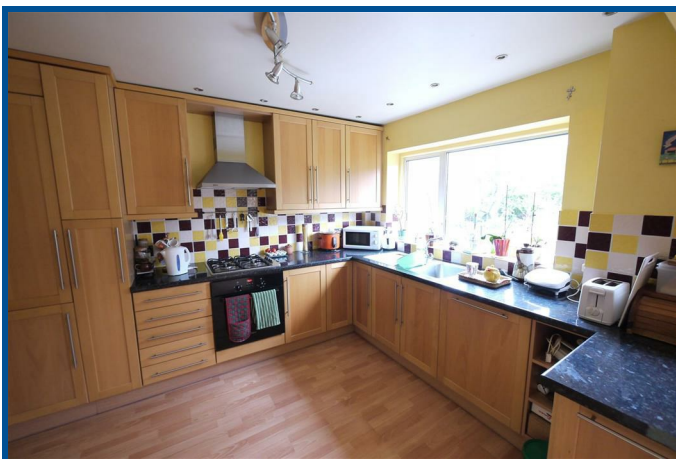
COLESDALE CUFFLEY

A rare opportunity to acquire this nicely extended 4 bedroom Semi Detached House situated in a pleasant residential area within a mile of the Village Shops and Main Line Station. The house has been maintained in good decorative order and offers the following well planned Family Sized Accommodation

- GAS HEATING
- SPACIOUS LOUNGE
- UTILITY ROOM
- GARAGE WITH ACCESS TO THE REAR
- DOUBLE GLAZING
- DINING ROOM
- 4 BEDROOMS/2 BATHROOM
- DOWNSTAIRS CLOAKROOM
- FITTED KITCHEN
- NEAT CORNER GARDEN

£489,950 FREEHOLD

VIEWING RECOMMENDED!



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

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact!'



Georgian styled door to:-

RECEPTION HALL:-

Double glazed windows to the front and to the side. Door to:-

DOWNSTAIRS CLOAKROOM:-

Low flush wc suite. Corner wash hand basin. Radiator. Georgian styled opaque window to the side.

LOUNGE:-

25'9 x 14'10 narrowing to 9'3

Measurement was taken into the attractive Georgian styled double glazed bay window to the front. Double radiator. Coving to the ceiling. 'Adam' styled fireplace with marble inset and hearth fitted with an electric fire with coal effect. Double glazed patio doors leading to the rear garden.



NEWLY FITTED KITCHEN:-

12' x 9'

Stainless steel bowl and a half sink unit with mixer taps and cupboards under. Attractive range of 'Beech' matching floor and wall storage cupboards with marble effect working surfaces. Integrated larder fridge, freezer and dish washing machine. Pull out larder cupboard. Tiled walls. 'Bosch' electric oven and 4 ring gas hob with stainless steel canopy and extractor fan over. Laminated wood flooring. Boiler cupboard housing a 'Potterton' gas fired boiler. Double glazed windows to the rear garden. Open planned to:-



DINING ROOM:-

17' x 9'

Laminated wood flooring. Radiator with ornate cover. Range of Beech fronted wall storage cupboards. Double glazed patio doors to the rear garden. Georgian styled door to:-



UTILITY ROOM:-

12'5 x 9'1

Stainless steel sink unit with mixer taps and storage space beneath. Plumbing for washing machine. Double radiator. Georgian styled window.

ON THE FIRST FLOOR

SMALL LOBBY AREA:-

Built in storage cupboard and stairs to:-

SPLIT LEVEL LANDING:-

Timber balustrade. Built in airing cupboard. Access to loft space.

MASTER BEDROOM:-

13'4 x 9'

Double glazed windows to the front with Georgian fanlights over. Vaulted beamed ceiling with fitted Velux skylight window. Double radiator. Fitted ceiling fan. Walk in wardrobe cupboard.



EN SUITE BATHROOM:-

Enclosed spa bath with mixer tap and separate shower unit and fitted shower curtain. Vanity wash hand basin with mixer taps and cupboards under. Low flush wc suite Tiled walls. Radiator/towel rail. Velux double glazed windows. Electric shaver point.



BEDROOM 2:-

13'1 x 9'11 plus door recess areas.

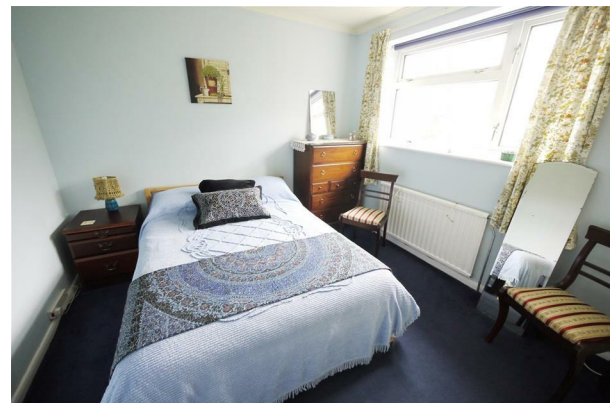
Double glazed windows to the front with attractive Georgian styled fanlights over. Radiator. Fitted wardrobe cupboard.



BEDROOM 3:-

11'5 x 10' plus door recess area.

Radiator. Double glazed windows to the rear garden. Coving to the ceiling. Fitted wardrobe



BEDROOM 4:-

8'8 x 8'6

Double glazed windows to the front with attractive Georgian styled fan lights over. Radiator. Built in storage cupboard.

TILED BATHROOM:-

White suite comprising enclosed bath with separate 'Triton' shower and fitted shower curtain. Vanity wash hand basin with storage cupboards under. Low flush wc suite. Radiator. Inset lighting. Opaque double glazed windows to the rear.



OUTSIDE

DETACHED GARAGE:-

17'3 x 8'2

Electric light and power. Personal door. Up and over door with rear access.

THE GARDENS:-

Semi secluded walled and fenced rear garden with decking leading to lawns and flower borders. Selection of shrubs. Apple tree. Ornamental fish pond with waterfall and rockery. Outside garden lights and water connection. Gate to the sideway and further lawns, flower borders and shrubs

