



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## FIRS WOOD CLOSE

A three/four bedroom mid terrace Mews style property located on a Private country estate in Northaw. Set in beautiful acreage of gardens with tennis courts and car parking for residents and visitors. Much sought after tranquil location yet close to Potters Bar and Cuffley for main amenities.

- THREE/FOUR BEDROOM MEWS STYLE PROPERTY
- PARKING FOR RESIDENTS & VISITORS
- CATCHMENT AREA FOR CUFFLEY SCHOOL
- LOCATED ON PRIVATE ESTATE SET IN TRANQUIL GROUNDS
- GAS CENTRAL HEATING
- EARLY VIEWING HIGHLY RECOMMENDED
- TENNIS COURTS
- POTTERS BAR & CUFFLEY WITHIN REACH

**PRICE £460,000**

**VIEWING RECOMMENDED!**



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertieservices.co.uk](mailto:cheshunt@jrpropertieservices.co.uk)

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## **COVERED PORCH ENTRANCE WITH HALF GLAZED FRONT DOOR**

### **HALLWAY:-**

Laminate wood flooring, single radiator, stairs to first floor, doorway to lounge area.

### **LOUNGE:- 12'9 x 11'3**

Laminate wood flooring, double radiator, storage cupboard under the stairs, wall light points, dimmer switch, covered cornice to ceiling, TV point, leading to Garden room.

### **GARDEN ROOM:- 13'8 x 13'3**

Double glazed double doors and full length side panels leading to decking area, double radiator, power points, fitted carpet, wall light points, spot lights on track.

### **KITCHEN:- 11'6 x 6'9**

Full range of White High Gloss wall and base units with square top work surfaces and up stands, with inset white sink unit and mixer tap, gas cooker point, built in microwave, square bay window to the front, tiled floor, heated towel rail, spot lightings, plumbing for washing machine, ample power points.

## **STAIRCASE TO FIRST FLOOR AND LOFT ROOM:-**

### **BATHROOM:-**

White suite comprising bath with tiled side panel and splash back, shower fitment, folding shower screen, pedestal wash hand basin with tiled splash back, low flush wc, spot lighting, tiled flooring.

### **BEDROOM 1:- 13'3 x 8'6**

Single radiator, double glazed windows to the rear, covered cornice to ceiling, power points.

### **BEDROOM 2:- 13'8 x 8'9**

Window to the rear, fitted carpet, power points, double radiator, coved cornice to the ceiling.

## **STAIRS TO LOFT ROOM:-**

### **BEDROOM 3:- 10'8 x 8'4**

Velux window to front, storage cupboard into eaves, fitted carpet, power points, spot lighting, door to bedroom 4/study.

**BEDROOM 4/STUDY:- 12'3 x 7'9**

Double glazed window to rear, fitted carpet, single radiator, fitted carpet, power points, spot lighting.

**GARDENS:-**

Set in private estate on approximately 7 acres of land incorporating long private driveway, resident and visitor parking, tennis courts.

**PRIVATE GARDEN:-**

Approx 40' to rear with split level decking area, rear gate to storage area with three timber sheds.

**COUNCIL TAX BAND E**

Service charge for grounds, private drainage system and tennis courts. £800-£1,000 per annum.