



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



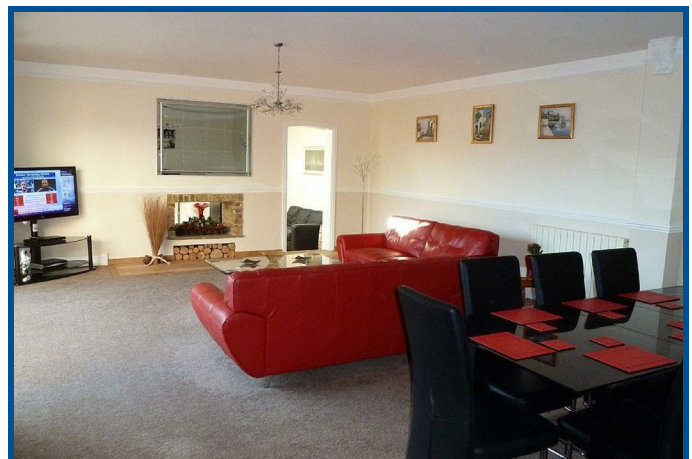
EAST RIDGEWAY CUFFLEY

An attractive & well arranged Tudor Styled Detached Character House built by the present owner for his own occupation. Standing on a prominent corner plot with a walled garden & courtyard patio & being within easy reach of the Village Shops & Main Line Station. Local Woods & Country Walks nearby.

- LOUNGE.
- GAMES/FAMILY ROOM
- 2 LUXURY BATHROOMS
- REAR GARDEN
- DINING ROOM.
- STUDY/ BEDROOM 5
- INTEGRAL STORE ROOM
- KITCHEN BREAKFAST ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER
- OWN GRAVEL DRIVEWAY

£1,350,000 FREEHOLD

VIEWING RECOMMENDED!



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ENTRANCE PORCH:-

Double ornate doors to:-

RECEPTION HALLWAY:-

Fitted picture and dado rails. Radiator. Double glazed port hole window to the front. Feature staircase with timber balustrade to the first floor.

DOWNSTAIRS CLOAKROOM:-

Tiled walls. Fitted wash hand basin with mixer taps. Low flush wc suite. Extractor fan. Ceramic tiled floor.

LIVING ROOM:-

25'2 x 18'

Glazed patio doors to the rear garden. Fitted picture and dado rails. Two radiators. Open planned with central fireplace fitted with a real flame gas fire with pebble effect to:-



GAMES/FAMILY ROOM:-

18'8 x 15' overall

Polished oak floor. Feature vaulted skylight window and two lead-lighted and double glazed windows to the rear garden.



DINING ROOM:-

14'3 x 10'

Fitted picture and dado rail. Polished oak wood floor. Radiator. Lead-lighted and double glazed window to the rear garden. Doors to the Kitchen and to the Hallway.

STUDY/BEDROOM 5:-

7'5 x 6'3

Feature oak strip floor. Lead-lighted and double glazed windows to the front. Radiator.

**BATHROOM:-**

White suite and tiled walls. Enclosed sunken bath with mixer taps and hand held shower attachment. Fitted shower curtain. Extractor fan. Pedestal wash hand basin with mixer tap. Low flush wc suite. Ceramic tiled floor. Towel radiator. Inset lighting. Door to:-

STORE ROOM:-**KITCHEN/BREAKFAST ROOM:-**

18'8 x 11'5

Triple aspect room with double glazed sliding patio doors to the rear. Double glazed lead-lighted windows to the front and side. Fitted with a range of 'Schreiber' wall and base units with display cabinets and corner shelving. Larder cupboard. Concealed lighting. Bulldozed granite work surfaces incorporating one and a half bowl single drainer sink unit with mixer taps and tiled splashback 'Neff' four ring electric hob with extractor fan over and a 'Neff' built in electric fan oven. Integrated 'Whirlpool' fridge freezer. Plumbing for both dish washing and washing machines. Ceramic tiled floor. Radiator. Television and telephone points. Fitted wine rack.

**UTILITY ROOM:-**

10'1 x 5'6

Stainless steel sink unit with cupboards under. Matching floor storage unit with working surface over. Ceramic tiled floor. Radiators. Plumbing for washing machine. Inset lighting and coving to the ceiling. Double glazed opaque window to the side. Part tiled walls with tiled dado rail over.

ON THE FIRST FLOOR**LANDING:-**

Feature timber balustrade. Access to Loft Space. Fitted picture and dado rails.

MASTER BEDROOM:-

18'3 x 16'7

Lead-lighted and double glazed windows to the side. Radiator. Feature range of floor to ceiling wardrobes with original cast iron fireplace and marble hearth.

Dressing area:- 4'11 x 4'10 with door back onto the Landing and doors to built-in airing cupboard. Door to:-



EN-SUITE SHOWER ROOM:-

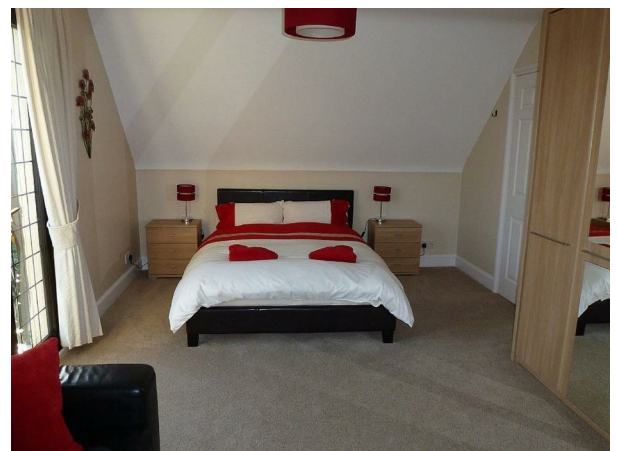
Tiled walls and matching ceramic tiled floor. Pedestal wash hand basin with mixer taps. Low flush wc suite. Towel radiator. Electric shaver point. 'Velux' double glazed skylight window. Double size walk-in shower with sliding doors. Extractor fan.



BEDROOM 2:-

18'4 x 11'10

Laminated wood floor. Radiator. Lead-lighted and double glazed windows to the front.



SPACIOUS FAMILY BATHROOM:-

Tiled walls and contrasting ceramic tiled floor. Tiled enclosed spa bath with mixer taps and hand held shower attachment. Low flush wc suite. Bidet. Pedestal wash hand basin with fitted mixer taps. Corner walk-in shower cubicle. Towel radiator. Opaque lead-lighted and double glazed window.



SPACIOUS INNER LANDING:-

Radiator. 'Velux' double glazed window and sloping roof.

BEDROOM 3:-

18'4 x 11'7

Dual aspect room with lead-lighted and double glazed window to the front and lead-lighted and double glazed casement doors with wrought iron balcony overlooking the Garden. Radiator.

BEDROOM 4:-

11'9 x 9'10

Radiator. Lead-lighted and double glazed window to the front.

OUTSIDE

INTEGRAL STORE ROOM:-

Up and over door to own gravel drive with space for 2/3 cars. Electric light and power. Radiator. Gas and electric meters. Water softener. 'Vaillant' wall mounted gas fired boiler. Personal door to the Bathroom .

REAR GARDEN:-

To the rear of the property the walled garden is mainly laid to lawn with an old brick 'Herringbone' patio. Feature ornamental pond with water fall. Rockery.



FRONTAGE:-

Shingle driveway with cobble edging. Tree and shrub borders. Featuring a cast iron lamp post. The driveway provides off street parking for several cars.