



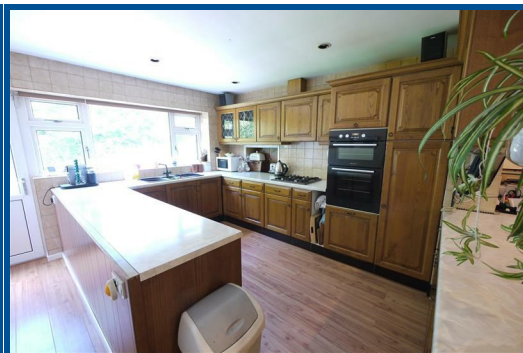
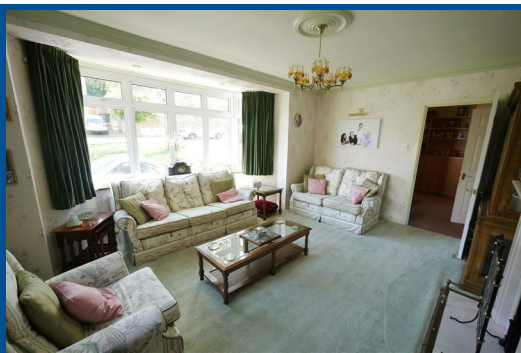
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## BRADGATE, CUFFLEY, HERTFORDSHIRE



**VIEWING RECOMMENDED!**  
**PRICE £850,000 FREEHOLD**

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

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- **GAS HEATING AND DOUBLE GLAZING** • **DOWNSTAIRS CLOAKROOM** • **4 RECEPTION ROOMS** • **SPACIOUS KITCHEN/BREAKFAST ROOM** • **UTILITY ROOM** • **5 BEDROOMS** • **FAMILY BATHROOM** • **EN SUITE BATHROOM AND SHOWER ROOM** • **INTEGRAL GARAGE, OWN DRIVE**

Extremely spacious Family Sized Detached House backing onto woods and situated in this popular residential road about a mile from the Village Shops and Main Line Station to Moorgate.

Standing on a secluded plot the house has gas central heating and double glazing with four reception rooms and 5 bedrooms and offers the following accommodation which really must be inspected to be fully appreciated.

**Entrance Porch:-**

Ornate timber door with glass inset to:-

**Reception Hallway:-**

Coving to the ceiling. Radiator. Stairs to the first floor with timber balustrade and storage cupboard beneath.

**Downstairs Cloakroom:-**

Low flush wc suite. Corner wash hand basin with tiled splashback. Extractor fan.



**Lounge:- 15'10 x 10'5**

Dual aspect room with double glazed bay window to the front and double glazed window to the side. Coving to the ceiling and matching light rose. Marble fireplace and hearth. Double radiator. Double doors to:-



**Study:- 10'6 x 9'**

Coving to the ceiling and matching light rose. Open planned to:-



**Dining Room:- 12'10 x 10'6**

Double radiator. Coving to the ceiling. Double glazed patio doors to the rear garden. Serving hatch to the kitchen.



**Family Room:- 12'2 x 11'3**

Double radiator. Double glazed doors to the rear garden.

**Breakfast Room:- 12'10 x 8'11**

Inset lighting. Open planned to:-



**Fitted Kitchen:- 12'10 x 12'2**

Inset bowl and a quarter sink unit with mixer taps and cupboards under. Attractive range of wood fronted matching floor and wall storage cupboards with ample working surfaces. Part tiled walls. 'Hotpoint' double oven and 4 ring gas hob with extractor fan and canopy over. Integrated larder fridge and freezer and dish washing machines. Inset lighting. Double radiator. Double glazed window and casement door to the rear garden.

**Utility Room:- 10'9 x 4'11**

Stainless steel sink unit with cupboards under. Quarry tiled floor. Range of wall storage cupboards. Double radiator. Plumbing for washing machine. 'Baxi' wall mounted gas fired boiler. Personal door to the Garage.

## ON THE FIRST FLOOR

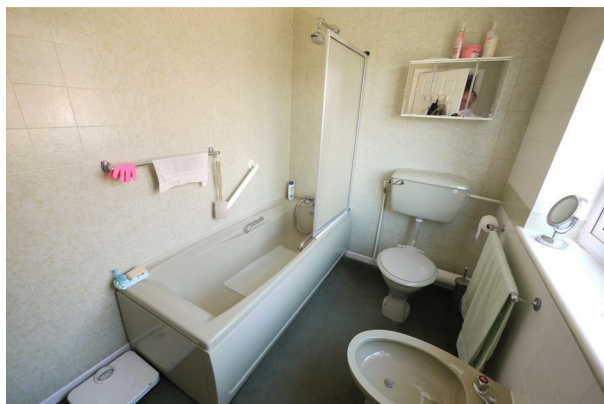
### Landing:-

Double glazed window to the front. Timber balustrade. Coving to the ceiling. Built in airing cupboard.



### Bedroom 1:- 15'11 x 10'6

Double glazed windows to the front. Double radiator. Door to:-



### En Suite Bathroom:-

Enclosed bath with mixer tap and hand held shower attachment. Separate shower and shower screen. Pedestal wash hand basin. Low flush wc suite. Bidet. Double radiator. Opaque double glazed windows to the side.



### Bedroom 2:- 13'3 x 11'9

Range of floor to ceiling fitted wardrobes with sliding doors and concealed wash hand basin. Double glazed windows to the front. Coving to the ceiling. Radiator.



**Bedroom 3:- 9' x 9'**

Radiator. Double glazed windows to the rear.

**Bedroom 4:- 16'2 x 9'3 maximum measurement**

Radiator. Deep built in wardrobe cupboard.



**Guest Room 5:- 16'2 x 9'4 maximum measurement**

Laminate wood floor. Radiator. Double glazed windows overlooking the rear garden. Built in wardrobe cupboard. Door to:-

**En Suite Shower Room:-**

Walk in shower cubicle. Wash hand basin



**Family Bathroom:-**

Tiled walls and coloured suite comprising enclosed bath with mixer tap and hand held shower attachment. Fitted shower screen. Low flush wc suite. Pedestal wash hand basin. Double radiator. Opaque double glazed window to the side.

## OUTSIDE:-

### Integral Garage:- 18'2 x 8'5

Up and over door to own frontal drive. Personal door to the Utility Room



### The Gardens:-

Secluded rear garden backing on to wood with terrace area leading to lawns. Outside water connection. Wrought iron gate to the front garden.

