



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



THE RIDGEWAY NORTHAW

A rare opportunity to acquire this most impressive Edwardian Character Residence situated on the outskirts of the Village of Cuffley backing onto the Great Woods within easy reach of shops, schools and excellent transport facilities. The house has been maintained in good decorative order and offers the following flexible family sized accommodation which is arranged over three floors and has the benefit of a roof terrace and offers the following well arranged accommodation which really must be inspected to be fully appreciated.

- GAS HEATING / DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- LOUNGE / DINING ROOM WITH ARCHWAY TO CONSERVATORY SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR CLOAKROOM
- 5 BEDROOMS
- 2 EN SUITE SHOWER ROOMS / FAMILY BATHROOM
- ROOF TERRACE / DOUBLE GARAGE WITH GAMES ROOM
- OWN PRIVATE GRAVEL DRIVE
- LOVELY GARDENS / ACCESS TO THE GREAT WOODS

£1,295,000 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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ENTRANCE PORCH:-

Georgian styled door to:-

RECEPTION HALLWAY:-

Double radiator. Fitted picture rail. Inset lighting. Stairs to the first floor with pine balustrade and storage cupboard beneath. Polished wood floor.

DOWNSTAIRS CLOAKROOM:-

Low flush wc suite. Wash hand basin. Half tiled walls. Polished wood floor. Extractor fan. Inset lighting. Coving to the ceiling.

LOUNGE:-

18'2 x 14'10

Measurement was taken into the Georgian styled double glazed bay window to the front. It is a dual aspect room with a Georgian styled double glazed window to the side. Ornate coving to the ceiling and fitted picture rail. Polished wood floor. Two double radiators. Attractive limestone fireplace with cast iron log burner.



DINING ROOM:-

17'2 x 10'

Double radiator. Coving to the ceiling. Picture and dado rails. Open planned to:-



CONSERVATORY:-

10'8 x 10'4

Double glazed casement doors and windows to the garden.



SITTING ROOM:-

15'4 x 11'8

Coving to the ceiling and fitted picture rail. Inset lighting. Fireplace with brick surround and gas fired cast iron log burner. Polished wood floor. Open archway to:-



KITCHEN/BREAKFAST ROOM:-

24'8 x 9'1

Stainless steel bowl and quarter sink unit with mixer tap and cupboards under. Range of matching wood fronted floor and wall storage cupboards with ample working surfaces. Plumbing for dish washing machine. Ceramic tiled floor. Space for range cooker with extractor fan and canopy above. Part tiled walls to working areas. Dual aspect room with Georgian styled double glazed windows to the front and to the side. Upright radiator. Coving to the ceiling. Inset lighting. Georgian styled door to :-



UTILITY ROOM:-

14'9 x 5'1

Stainless steel sink unit with mixer taps and cupboards under. Range of matching wall storage cupboards. Plumbing for washing machine. 'Potterton' gas fired boiler. Ceramic tiled floor. Secondary double glazed doors to the side.

ON THE FIRST FLOOR

LANDING:-

Laminate wood floor. Pine balustrade. Georgian styled double glazed window to the side.

FIRST FLOOR CLOAKROOM:-

Half tiled walls. Low flush wc suite. Radiator. Georgian styled double glazed window. Coving to the ceiling.

MASTER BEDROOM:-

16'1 x 14'10

Measurement was taken into lead lighted and double glazed bay window to the front and to the front of a range of floor to ceiling fitted wardrobes with storage cupboards over. Dual aspect room with Georgian styled double glazed window to the side. 2 double radiators. Inset lighting. Door to:-



SPACIOUS EN SUITE SHOWER ROOM:-

9' x 8'10

double sized walk in shower cubicle. Low flush wc suite. Pedestal wash hand basin with tiled splashback and mixer tap. Radiator. Towel radiator. Panelled floor. Extractor fan. Georgian styled double glazed window to the front. Inset lighting

BEDROOM 2:-

21'8 x 10' overall

Laminate wood floor. Coving to the ceiling and fitted dado rail. Radiator. Range of floor to ceiling fitted wardrobes with storage cupboards over and matching dressing table top. Georgian styled double glazed window. Built in airing cupboard. Georgian styled door to:-



EN SUITE SHOWER ROOM:-

Tiled shower cubicle. Pedestal wash hand basin. Low flush wc suite with tiled splashback. Heated towel rail. Extractor fan.



BEDROOM 3:-

13'9 x 10'1 plus door recess area.

Coving to the ceiling and fitted picture rail. Range of fitted wardrobes with storage cupboards over and adjacent dressing table top with chest of drawers. Double radiator. Laminate wood floor. Georgian styled double glazed windows.



FAMILY BATHROOM:-

White suite with enclosed bath. Walk in tiled shower cubicle. Pedestal wash hand basin with tiled splash back. Towel radiator. Extractor fan. Coving to the ceiling.



ON THE SECOND FLOOR

LANDING:-

Pine balustrade.

BEDROOM 4:-

11'8 x 10'

Polished pine floor. Double radiator. Period fireplace. Access to attic. Stable door to:-

ROOF TERRACE:-

approx. 29'
tiled floor and some outstanding views.



BEDROOM 5:-

10' x 9'5
Georgian styled windows.

OUTSIDE

DETACHED GARAGE:-

20'3 x 16'3
Up and over door to own gravel driveway with additional parking spaces. Electric light and power. Loft storage space. Personal door to the garden and door to:-

GAMES ROOM:-

20'1 x 16'5
Pine polished floor. Dual aspect room with Georgian styled window to the front and patio doors to the rear garden.

THE GARDENS:-

Semi secluded landscaped gardens with lawns and flower borders. Good selection of mature shrubs. Paved terrace. Ornamental fish pond with power. Tree house and Garden shed 13'6 x 6'9



