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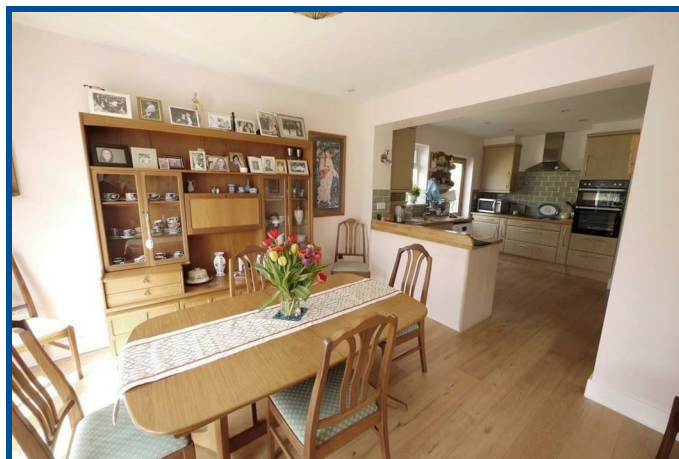
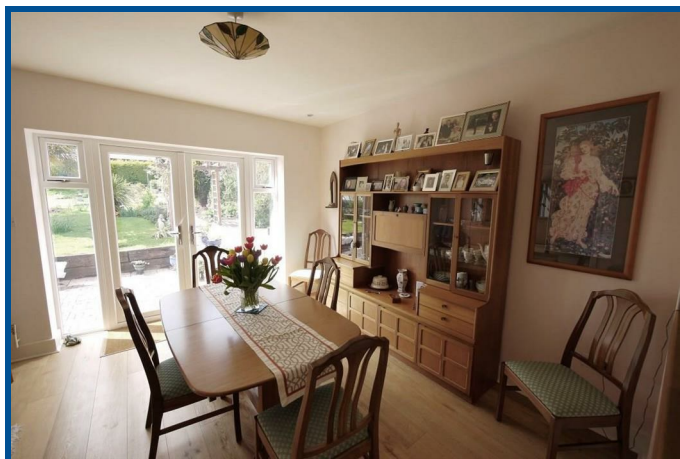
## NORTHAW ROAD EAST CUFFLEY

A very substantial and nicely extended Family Sized Detached Chalet Bungalow standing on a generous sized plot with some 100' west facing rear garden within a few minutes walk of the Village shops and Main Line Station. The M25 and A10 are both easily accessible.

- GAS HEATING / DOUBLE GLAZING
- SITTING ROOM
- BATHROOM
- 100' WEST FACING REAR GARDEN
- LOUNGE
- SPACIOUS KITCHEN
- SHOWER ROOM
- DINING ROOM
- 6 BEDROOMS
- ATTACHED GARAGE WITH CARRIAGE DRIVE

### £675,000 FREEHOLD

**VIEWING RECOMMENDED!**



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Ornate door with stained glass inset to:-

**ENTRANCE PORCH:-**

Built in meter cupboard. Polished wood floor with door well mat. Part glazed door to:-

**RECEPTION HALLWAY:-**

Feature polished wood floor. Upright radiator. Inset lighting. Stairs to the first floor with timber balustrade and storage cupboard beneath. Walk in storage cupboard.

**LOUNGE:-**

14'1 x 13'

Feature polished wood floor. Cast iron multi-fuel log burner on raised slate hearth in tiled alcove. Two opaque double glazed windows to the side. Inset lighting. Open planned to:-



**SITTING ROOM:-**

12'10 x 12'

Feature polished wood floor. Upright radiator. Door well mat leading to double glazed casement doors to the rear garden. Sliding doors to:-



**DINING ROOM:-**

12'9 x 12'

Feature polished wood floor with door well mat leading to double glazed casement doors to the rear garden. Upright radiator. Inset lighting. Open planned to:-



**SPACIOUS KITCHEN:-**

13' x 12'

Inset bowl and a quarter sink unit with mixer taps and cupboards under. Range of wood fronted matching floor and wall storage cupboards with ample working surfaces. Split level 'Beko' double oven and 4 ring induction hob with stainless steel canopy and extractor fan over. Part tiled walls to working areas. Inset lighting. Double glazed window to the side and part double glazed door to the sideway. Plumbing for both dish and washing machines.



**BEDROOM 1:-**

16'6 x 10'6

Measurement was taken into the double glazed bay window to the front. Radiator. Range of floor to ceiling fitted wardrobes with high level storage cupboards over. Inset lighting.



**BEDROOM 2:-**

13'5 x 11'

Measurement was taken into the double glazed bay window to the front. Under floor heating. Laminate wood floor

**DOWNSTAIRS SHOWER ROOM:-**

Half tiled walls. Vanity wash hand basin with mixer tap and cupboards under. Low flush wc suite. 'Vaillant' wall mounted gas fired boiler. Towel radiator. Walk in tiled shower cubicle. Opaque double glazed window to the side. Inset lighting  
Extractor fan.



**ON THE FIRST FLOOR**

**LANDING:-**

Double glazed skylight window. Deep built in storage cupboard.

**MASTER BEDROOM:-**

16'5 x 15'4

Double glazed window overlooking the rear garden. Under floor heating. Two built in eaves storage cupboards.



**BEDROOM 3:-**

16'10 x 11'8

Measurement was taken into the double glazed dormer window to the front. Two built in eaves storage cupboards. Under floor heating. Inset lighting

**BEDROOM 4:-**

10'3 x 8'

Opaque double glazed window to the side. Inset lighting. Under floor heating.

**BEDROOM 5:-**

10'3 x 7'4 maximum measurement.

Opaque double glazed window to the side. Under floor heating. Sliding door to the landing.

**SPACIOUS BATHROOM:-**

10'4 x 10'3

White suite . Enclosed bath. Vanity wash hand basin with mixer tap and cupboards under. Low flush wc suite. Half tiled walls. Towel radiator. Electric shaver point. Opaque double glazed windows to the side. Inset lighting. Extractor fan. Tiled walk in shower cubicle. Sliding door to the landing.



**OUTSIDE**

**ATTACHED GARAGE:-**

19'8 x 8'

Up and over door to own carriage drive. Electric light and power. Personal door to the rear garden.

**THE GARDENS:-**

About 100' west facing rear garden with feature red brick patio area leading to lawns and flower borders. Timber fuel store shed and greenhouse. Outside water connection. Side gate to the front garden.



