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THE MEADWAY, CUFFLEY, HERTFORDSHIRE



VIEWING RECOMMENDED!
PRICE £825,000 FREEHOLD

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- **GAS HEATING AND DOUBLE GLAZING • LOUNGE • DINING ROOM • 'I' SHAPED KITCHEN/SITTING ROOM • UTILITY ROOM • FOUR BEDROOMS • BATHROOM • SHOWER ROOM • WORKSHOP • GENEROUS REAR GARDEN**

A truly delightful and nicely extended family sized Detached Bungalow standing on a generous sized plot and situated in this popular and sought after residential road within a few minutes almost level walk of the Village Shops and Main Line Station to Moorgate.

The Bungalow has been maintained in excellent decorative order and offers the following spacious and airy accommodation which really must be inspected to be fully appreciated.

Wide Entrance Porch:-

Quarry tiled floor. Part lead lighted and stained door and side partitions to:-



Reception Hallway:-

Coving to the ceiling. Radiator. Fitted Coats cupboard housing the meters. Double doors to:-



Lounge:- 19'7 x 18'6

Inset lighting and coving to the ceiling. Feature pine stair case to the first floor. Double radiator. Attractive timber fire surround with cast iron inset. Either side of the fireplace are two lead lighted and stained glass windows. Open planned to:-



Dining Room:- 11'1 x 10'8

Coving to the ceiling and inset lighting. Double radiator. Double glazed cesement doors and windows to the rear garden.



Kitchen/Sitting Room:- 16'10 x 15'9 narrowing to 10'7 in seating area

Inset sink unit with mixer taps and cupboards under. Range of floor and wall storage cupboards with ample working surfaces. Split level. Double oven and 4 ring ceramic hob with stainless steel canopy and extractor fan over. Integrated dish washing machine. 'Bosch' microwave. Double radiator. Inset lighting. Double glazed windows and casement door to the rear garden.



Utility Room:- 9'8 x 7'11 overall

Stainless steel sink unit with mixer taps and cupboards under. Plumbing for washing machine. Ceramic tiled floor. 'Worcester' wall mounted gas fired boiler. Inset lighting. Extractor fan. Part double glazed door to the sideways.



Bedroom 1:- 14'9 x 11'3

Measurement was taken into the double glazed bay window to the front with attractive lead lighted and stained glass fanlights over. Coving to the ceiling. Double radiator.

Bedroom 2:- 14'9 x 11'3

Measurement was taken into the double glazed bay window to the front with attractive lead lighted and stained glass fanlights over. Coving to the ceiling. Double radiator.



Downstairs Bathroom:-

White suite comprising roll top bath with central mixer tap and hand held shower attachment. Walk in tiled shower cubicle. Pedestal wash hand basin. Low flush wc suite. Double radiator. Opaque double glazed window to the side.

ON THE FIRST FLOOR

Landing:-

Timber balustrade. Access to loft storage space and open planned to:-



Study Area:- 17'10 x 6'5 overall

Laminate wood floor. Double glazed dormer windows overlooking the rear garden. Inset lighting. Two built in eaves storage cupboards. Radiator.



Bedroom 3:- 17'7 x 13'

Measurement was taken into the double glazed dormer window to the front. Inset lighting. Double radiator.

Bedroom 4:- 11'6 x 7'3

Measurement was taken into the double glazed dormer window to the side. Double radiator. Inset lighting.



Spacious Shower Room:-

Tiled walk in shower cubicle. Low flush wc suite. Vanity wash hand basin with mixer tap and storage cupboards under. Towel radiator, Opaque double glazed dormer window to the side. Inset lighting. Extractor fan.

OUTSIDE

Attached double tandem Garage:- 31' x 10'9 narrowing to 9'4

Electric up and over door to own brick block drive with additional parking spaces. Electric light and power. Up and over door to the rear leading to the garden.



The Gardens:-

Generous sized rear garden with a pleasant degree of seclusion and paved terrace with fencing and timber gate to the garden which is mainly laid to lawn with a selection of shrubs. To the rear of the garden is a:-



Workshop:- 15'9 x 13'10

Electric light and power. Up and over door. Fitted work bench

Rear of Property:-

