



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111

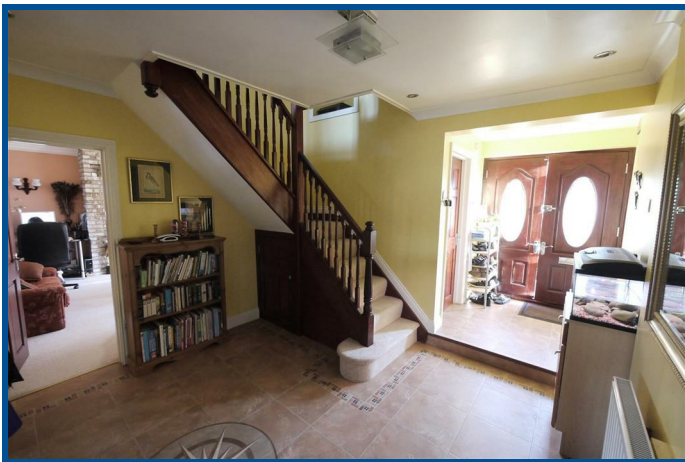


- GAS HEATING AND DOUBLE GLAZING
- DOWNSTAIRS SHOWER ROOM
- 2 LARGE RECEPTION ROOMS
- KITCHEN/DINER
- 5 BEDROOMS
- EN SUITE AND SHOWER ROOM
- FAMILY BATHROOM
- 22' LOFT/PLAY ROOM
- INTEGRAL GARAGE WITH OWN DRIVE

WARWICK AVENUE, CUFFLEY

A most attractive and nicely extended Family Sized Detached house situated in this quiet and popular Avenue just off Hill Rise about a mile from the Village shops and Main Line Station.

The house has been maintained in good decorative order and has the benefit of two large reception rooms and a spacious kitchen/breakfast room and is worthy of an early inspection.



PRICE £895,000 FREEHOLD

Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertieservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact!'



Entrance Porch:-

Double ornate doors to:-



Spacious Split Level Hallway:-

antico tiled floor. Underfloor heating. Stairs to the first floor with timber balustrade. Coving to the ceiling. Inset lighting. Radiator.

Downstairs Shower Room:-

Walk in tiled shower cubicle. Pedestal wash hand basin. Low flush w.c. suite. Half tiled walls. Radiator. Lead lighted and double glazed windows to the front.



Lounge:- 22'3 x 14'1

Attractive Lime stone fireplace and hearth. Ornate coving to the ceiling and matching light roses. Inset lighting. Two radiators. Double glazed casement doors and windows to the rear garden. Double Georgian styled doors to the hallway.



Sitting Room:- 19'6 x 14'1

Measurement was taken to the lead lighted and double glazed bay window to the front. 2 Radiators. Feature stock brick fireplace fitted with a cast iron gas burner with log effect. Ornate coving to the ceiling and matching light rose. Inset lighting.



Kitchen/Diner: 18'1 x 13'10

Fitted double bowl butler sink with mixer tap and storage cupboards under. Full range of matching wood fronted floor and wall storage cupboards with ample Granite working surfaces. Two wall cabinets with glazed doors and carousel storage cupboards. Part tiled walls. Island work station with granite working surfaces. Range style cooker with 6 gas hobs and extractor fan and canopy over. Radiator. Inset lighting. Ceramic tiled floor. 'Neff' integral dish washing machine. Double glazed windows and casement doors to the rear garden.

Utility Room:- 9'9 x 4'10

Stainless steel double bowl sink unit with mixer taps and cupboards under. 4 ring gas hob. Part tiled walls to working areas. Range of wall storage cupboards. Plumbing for washing machine. Ceramic tiled floor. Opaque and double glazed door to the sideway. Door to the Garage.

ON THE FIRST FLOOR

Landing:-

Timber balustrade. Coving to the ceiling. Georgian style door to enclosed staircase.



Bedroom 1:- 14'2 x 10'9 overall

Double glazed windows overlooking the rear garden. Radiator. Coving to the ceiling and matching light rose. Door to:-



En Suite Shower Room:-

Tiled shower cubicle. Pedestal wash hand basin with mixer taps. low flush wc suite. Heated towel rail. Opaque double glazed window to the side. Range of storage cupboards. Inset lighting. Ceramic tiled floor.

Bedroom 2:- 12'1 x 11'

Lead lighted and double glazed windows to the front. Radiator. Coving to the ceiling.

Bedroom 3:- 14'1 x 9'6

Double radiator. Double glazed windows overlooking the rear garden. Coving to the ceiling. Inset lighting.



Bedroom 4:- 14' x 12'8

Double glazed window overlooking the rear garden. Radiator. Inset lighting and coving to the ceiling.



Bedroom 5:- 15'1 x 10'3

Measurement was taken into the lead lighted and double glazed dormer window to the front. Double radiator.



Tiled Shower Room:-

Shower. Low flush wc suite. Pedestal wash hand basin with mixer taps. Inset lighting. Opaque and lead lighted double glazed window to the side. Heated towel rail.



Spacious Bathroom:-

White suite comprising corner bath with mixer taps and separate shower attachment. Wash hand basin. Low flush wc suite. Bidet. Towel radiator. Fully tiled walls to the bath area and part tiled to the remainder. Electric shaver point. Opaque lead lighted and double glazed windows to the front. Inset lighting.

Private Staircase to:-

Loft/Play Room:- 22'4 x 7'5 overall

Sloping knotty pine ceiling and fitted skylight window. Night storage heater. Built in eaves storage cupboard.

OUTSIDE

Integral Garage:- 13'11 x 11'1

Electric up and over door to own brick block drive. 'Keston 55' Wall mounted gas fired boiler. Electric light and power. Personal door to the utility room.



THE GARDENS:-

Semi secluded rear garden with paved terrace leading to lawns and flower borders. Timber garden shed/workshop. Gate to the front garden.