



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



- GAS HEATING AND DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- 16' LIVING ROOM
- 21' KITCHEN/BREAKFAST ROOM
- FEATURE DINING CONSERVATORY
- 3 BEDROOMS
- LUXURY BATHROOM
- GARAGE WITH OWN DRIVE
- LARGE FENCED REAR GARDEN

## CRANFIELD CRESCENT, CUFFLEY

Standing on probably the largest plot in Cranfield Crescent, a nicely refurbished and decorated Chalet Styled Semi Detached House situated in this popular road within a mile of the Village Shops and Main Line Station. The house stands on an elevated position and has the benefit of a superb Dining Conservatory and offers the following well planned accommodation which must be viewed to be appreciated.

**\*\* EARLY VIEWING RECOMMENDED \*\***



**PRICE £625,000 FREEHOLD**

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### **Enclosed Storm Porch:-**

Fitted door mat. Double glazed door to:-



### **Reception Hallway:-**

Double radiator. Double glazed window to the side. Polished wood style flooring Stairs to the first floor with timber balustrade. Deep built in storage cupboard.

### **Downstairs Cloakroom:-**

Half tiled walls and white suite comprising low flush wc suite. Wash hand basin. Polished wood style flooring Opaque double glazed window to the side. Inset lighting.



### **Living Room:- 16'6 x 10'4**

Measurement was taken into the double glazed bay window to the front with attractive lead lighted fan lights over. Double radiator. Coving to the ceiling. Inset lighting.



### **Kitchen/Breakfast Room:- 21' x 9'**

One and a quarter stainless steel sink unit with mixer taps and storage cupboards under. Range of matching wood fronted floor and wall storage cupboards with ample working surfaces. Range of wall cabinets with frosted glazed doors. Plumbing for both dish and washing machines. Stainless steel canopy and extractor fan. Polished wood style flooring. Breakfast bar. Radiator. Double glazed window and casement doors to the rear garden. Coving to the ceiling. Inset lighting. Door to:-



**Breakfast Room**



**Dining Conservatory:- 13'3 x 12'3**

Double glazed windows with blinds and double glazed casement doors to the rear garden. Polished wood style flooring. Double radiator.

## ON THE FIRST FLOOR

### Landing:-

Double glazed window to the front with attractive lead lighted fan lights over. Access to loft space.



**Bedroom 1:- 12'6 x 10'5**

Measurement was taken into the double glazed bay window to the front with attractive lead lighted fan lights over. Radiator. Range of floor to ceiling fitted wardrobes.



**Bedroom 2:- 11'5 x 8'10**

Measurement was taken to the front of a range of floor to ceiling fitted wardrobes. Radiator. Double glazed window overlooking the rear garden. Inset lighting.



**Bedroom 3:- 8'11 x 7'4**

Radiator. Inset lighting. double glazed window overlooking the rear garden



**Family Bathroom:-**

White suite comprising enclosed bath with mixer taps and separate shower and fitted shower curtain. Tiled walls to the bath area and half tiled to the remainder. Half pedestal wash hand basin with mixer taps. Low flush wc suite. Heated towel rail. Dual aspect room opaque glazed window t the front with attractive lead lighted fan lights over and double glazed opaque window to the side. Electric shaver point. Low flush wc Suite.

**OUTSIDE**



**The Gardens:-**

Much larger than average fully fenced rear garden with paved terrace leading to lawns and flowers borders and a sunny aspect.

**Detached Garage:- 21'6 x 9'5**

Electric up and over door to own brick block drive with additional parking spaces Electric light and power. Double glazed windows to the side and to the rear and personal door to the side.



**Rear of House**