



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



HIGH RIDGE

Situated in a quiet cul de sac just off Tolmers Road within a mile of the Village shops and Main Line Station a 1960's built Detached House with great potential to extend and improve (Subject to Planning)

- 'L' SHAPED LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY/WET ROOM
- 4 BEDROOMS
- FAMILY BATHROOM
- DOUBLE LENGTH GARAGE
- PRIVATE REAR GARDEN

PRICE £700,000 FREEHOLD

VIEWING RECOMMENDED!



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

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WIDE ENTRANCE PORCH:-

Opaque double glazed door to:-

RECEPTION LOBBY:-

Opaque door and side panel to:-



SPLIT LEVEL HALLWAY:-

Feature pine staircase to the first floor. Radiator



'L' SHAPED LOUNGE:- 20'1 x 16'8

Narrowing to 10'4 Skirting board radiators and separate radiator. Coving to the ceiling. Stone fireplace and hearth fitted with a gas convector fire. Double glazed windows to the rear garden.



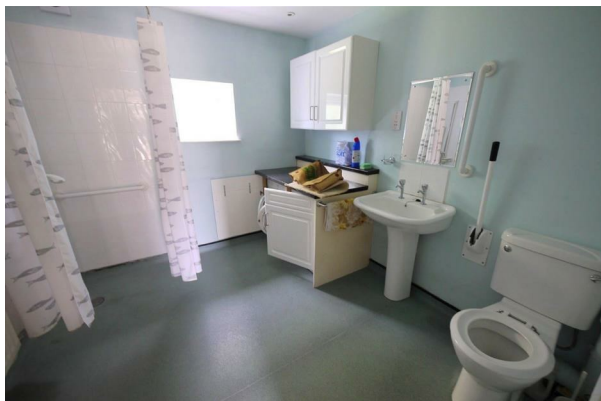
DINING ROOM:- 9'7 x 9'3

Radiator. Coving to the ceiling and fitted picture rail. Double glazed windows to the front. Double doors to the hallway Serving hatch to:-



KITCHEN/BREAKFAST ROOM:- 13' x 10'6 plus door recess

Tiled walls. Stainless steel double drainer sink unit with cupboards under. Range of 'Wrighton' floor and wall storage cupboards with ample working surfaces. Gas fired boiler. Double radiator. Double glazed windows to the front and opaque double glazed door to the side.



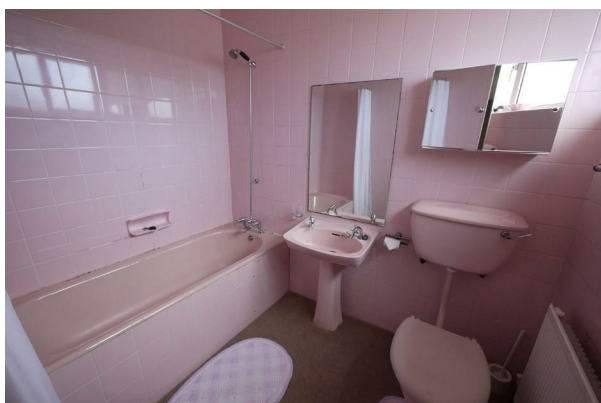
UTILITY ROOM/WET ROOM:- 9'9 x 9'

Shower area with 'Mira' shower unit and fitted shower curtains. Extractor fan. Inset lighting. Pedestal wash hand basin with tiled splashback. Low flush wc suite. electric shaver point. Storage cupboards and plumbing for washing machine. Double radiator

ON THE FIRST FLOOR

HALF LANDING:-

Opaque double glazed window to the side.



TILED FAMILY BATHROOM:-

Enclosed bath with mixer tap and hand held shower attachment. Fitted shower curtain. Pedestal wash hand basin. Low flush wc suite. Radiator. Opaque double glazed windows to the side.

LANDING:-

Built in storage cupboard and adjacent built in airing cupboard. Access to loft space.



BEDROOM 1:- 14'5 x 10'6

Radiator. Double glazed windows to the rear. 3 built in wardrobe cupboards.

BEDROOM 2:- 13'1 x 10'5

Radiator. Coving to the ceiling. Double glazed windows to the front.

BEDROOM 3:- 10'8 x 9'5

Radiator Double glazed windows to the rear. coving to the ceiling



BEDROOM 4:- 10'1 x 9'7

Radiator. Double glazed windows to the front. Coving to the ceiling. Door to walk in storage cupboard.

OUTSIDE

INTEGRAL DOUBLE LENGTH GARAGE:- 28' x 8'1

Up and over door to own frontal drive with additional parking spaces. Electric light and power. Meters. Opaque windows to the rear and personal door to the rear garden.



THE GARDENS:-

Private rear garden with lawns and mature trees and shrubs. Outside water connection. Access on either side to the front garden.



REAR OF THE HOUSE