



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



THEOBALDS CLOSE CUFFLEY

A Stunning nicely extended semi-detached bungalow situated in this popular cul-de-sac just off Theobalds Road, within half a mile of the village shops and main line railway to Moorgate. The bungalow has been tastefully decorated and improved and offers the following well planned accommodation which really must be inspected to be fully appreciated.

- GAS HEATING
- LOUNGE
- UTILITY ROOM
- DOUBLE GLAZED
- DINING ROOM
- 4 BEDROOMS
- CLOAKROOM
- SUPERB KITCHEN
- BATHROOM

PRICE £579,950 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
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ENTRANCE PORCH:-

Ornate double glazed door to:-



RECEPTION HALLWAY:-

Stone tiled floor. Radiator. Coving to ceiling. Inset lighting. Feature oak staircase to the first floor. Coat / meter cupboard.



LOUNGE:- 16'2 x 11'10

Attractive lime stone fireplace and stone hearth fitted with a cast iron log burner. Feature polished wood floor. Radiator. Double glazed bi-folding casement doors to rear garden. Coving to ceiling. Open planned to:-



DINING ROOM:- 12' x 12'

Feature polished wood floor. Coving to ceiling. Lead lighted and double glazed window to the front. Radiator



KITCHEN/BREAKFAST ROOM:- 17'10 x 11'1 overall

Inset butler sink with mixer tap and handheld shower attachment with storage cupboard under. Range of matching wood fronted floor and wall storage cupboards with ample stone effect working surfaces over and kickspace lights. Part tiled walls to working areas. Integrated fridge/freezer. Split level 'Siemens' double oven and five ring gas hob with extractor fan and canopy over. Porcelain tiled floor. Radiator. Inset lighting. Double glazed window and casement door to the rear garden. Open plan to:-



UTILITY ROOM:- 6'9 x 5'1

Fitted butler sink with mixer tap and cupboards under. Plumbing for washing machine. Part tiled walls to working areas. Stone tiled floor. upright radiator. inset lighting. Double glazed skylight window. Doors to the garage and :-



DOWNSTAIRS CLOAKROOM:-

White suite with low flush WC, Corner wash hand basin with tiled splashback. Opaque double glazed window to the side. Extractor fan. Inset lighting. Underfloor heating.

From the hallway door to shower and bedroom suite.



MASTER BEDROOM:- 12'11 x 11' plus door recess area

Feature polished wood floor. Lead lighted and double glazed window to the front. Coving to ceiling. Radiator. Door to:-



SHOWER ROOM:-

His and hers wash hand basins. Stone tiled floor with under floor heating. Walk in shower area with tiled walls. Low flush WC. Radiator. Opaque lead lighted and double glazed window to side. Extractor fan. Inset lighting. Coving to ceiling. Built in medicine/storage cupboard.

ON THE FIRST FLOOR

LANDING:-

Inset lighting. Opaque Lead lighted and double glazed window to the side. 'Airforce' wall mounted air-conditioning unit.



BEDROOM 2:- 12'1 x 11'2

Measurement taken into double glazed dormer window to the rear. Radiator



BEDROOM 3:- 11'11 x 9'5

Measurement taken into lead lighted and double glazed window to the front. Range of fitted wardrobes. Radiator.



BEDROOM 4:- 6'6 x 6'

Range of built in storage cupboards. Radiator. Double glazed windows to the rear. Laminate wood flooring.



FAMILY BATHROOM:-

White suite 'Spa' bath with mixer taps and handheld shower attachment. Pedestal wash hand basin. Low flush WC. built in storage cupboard and airing cupboards. Radiator. Laminate wood floor. Double glazed skylight window. Coving to ceiling. Inset lighting. Part tiled walls.

OUTSIDE:-

ATTACHED GARAGE:- 15'9 x 7'

Roller door to own brick block drive with additional parking spaced. Personal door to utility room. Electric light and power. 'Worcester' wall mounted gas fired boiler.



THE GARDENS:-

Landscaped west facing rear garden with paved terrace leading to flower border and raised seating area. With decking having a degree of exclusion. Well tendered and laid out front gardens.

