

The Meadway, Cuffley, EN6 4ET

Price: £749,950  
Freehold



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**\*\*CHAIN FREE \*\***

An attractive double fronted 3/4 bedroom detached chalet bungalow. Offering versatile accommodation this property is deceptively spacious and has a superb 120ft rear garden backing directly onto farmland. The property has a great kitchen/breakfast room, an extended lounge and a separate dining room which could also be a 4th bedroom . An internal viewing is recommended

- DOUBLE FRONTED 3/4 BEDROOM DETACHED CHALET BUNGALOW
- CHAIN FREE
- VERSATILE ACCOMMODATION
- EXTENDED LOUNGE
- KITCHEN/BREAKFAST ROOM
- GARAGE
- 120FT REAR GARDEN BACKING DIRECTLY ONTO FARMLAND
- OFF STREET PARKING

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

#### **GROUND FLOOR**

ENTRANCE HALLWAY  
DINING ROOM/ BEDROOM 4  
LIVING ROOM  
KITCHEN  
UTILITY ROOM  
SHOWER ROOM  
BEDROOM 1

#### **FIRST FLOOR**

BEDROOMS 2 +3  
FAMILY BATHROOM

120FT REAR GARDEN BACKING DIRECTLY ONTO FARMLAND  
GARAGE  
OFF STREET PARKING

### **LOCATION**

The Meadway is a cul de sac off Station Road within walking distance of Cuffley mainline railway station (Kings Cross/Moorgate), local shops, and restaurants. Several highly regarded schools including Queenswood Girls', Chancellor's and Lochinver House boys' schools are nearby.

### **LOCAL AUTHORITY**

Welwyn Hatfield Council

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### **VIEWINGS**

STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

### **IMPORTANT NOTICE CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any of the equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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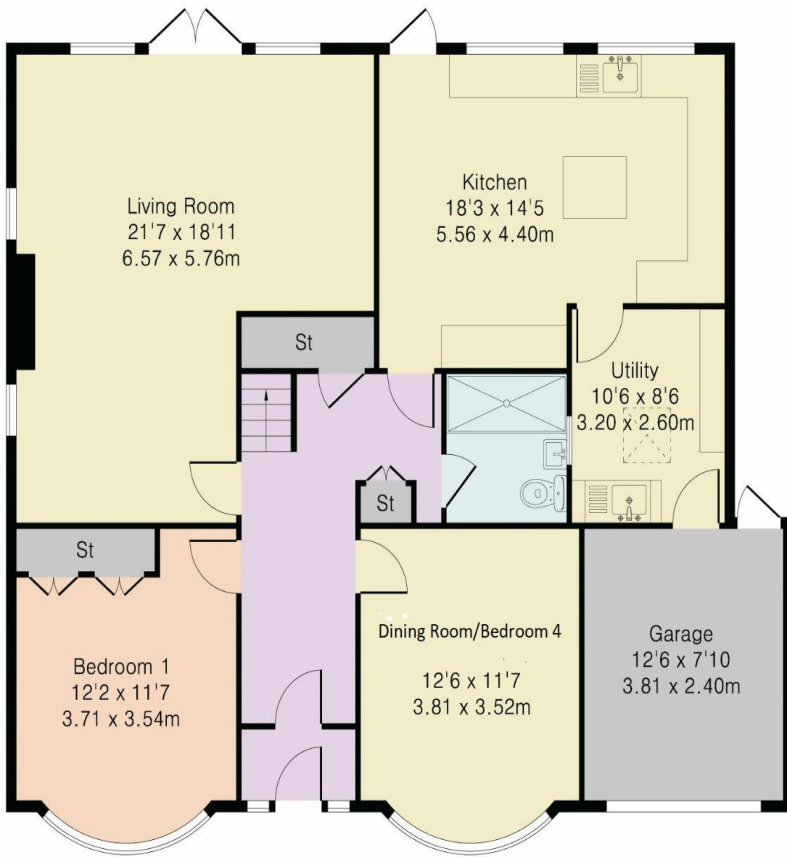
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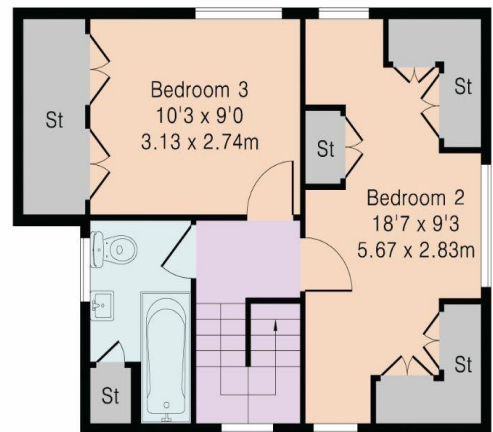
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Approximate Gross Internal Area 1762 sq ft – 164 sq m  
Ground Floor Area 1346 sq ft – 125 sq m  
First Floor Area 416 sq ft – 39 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

