



- PLANS PASSED FOR REMODEL & EXTENSION
- DETACHED BUNGALOW
- WELL REGARDED LOCATION
- FOUR BEDROOMS

Brookside Crescent, Cuffley, Potters Bar, EN6 4QW

Asking Price Of £785,000 FREEHOLD

Large 1500 sq ft detached 4 bedroom, 3 bathroom bungalow with double garage and parking. PLANS PASSED FOR INTERNAL REMODEL AND EXTENSION. Well regarded location . CHAIN FREE



## Property Description

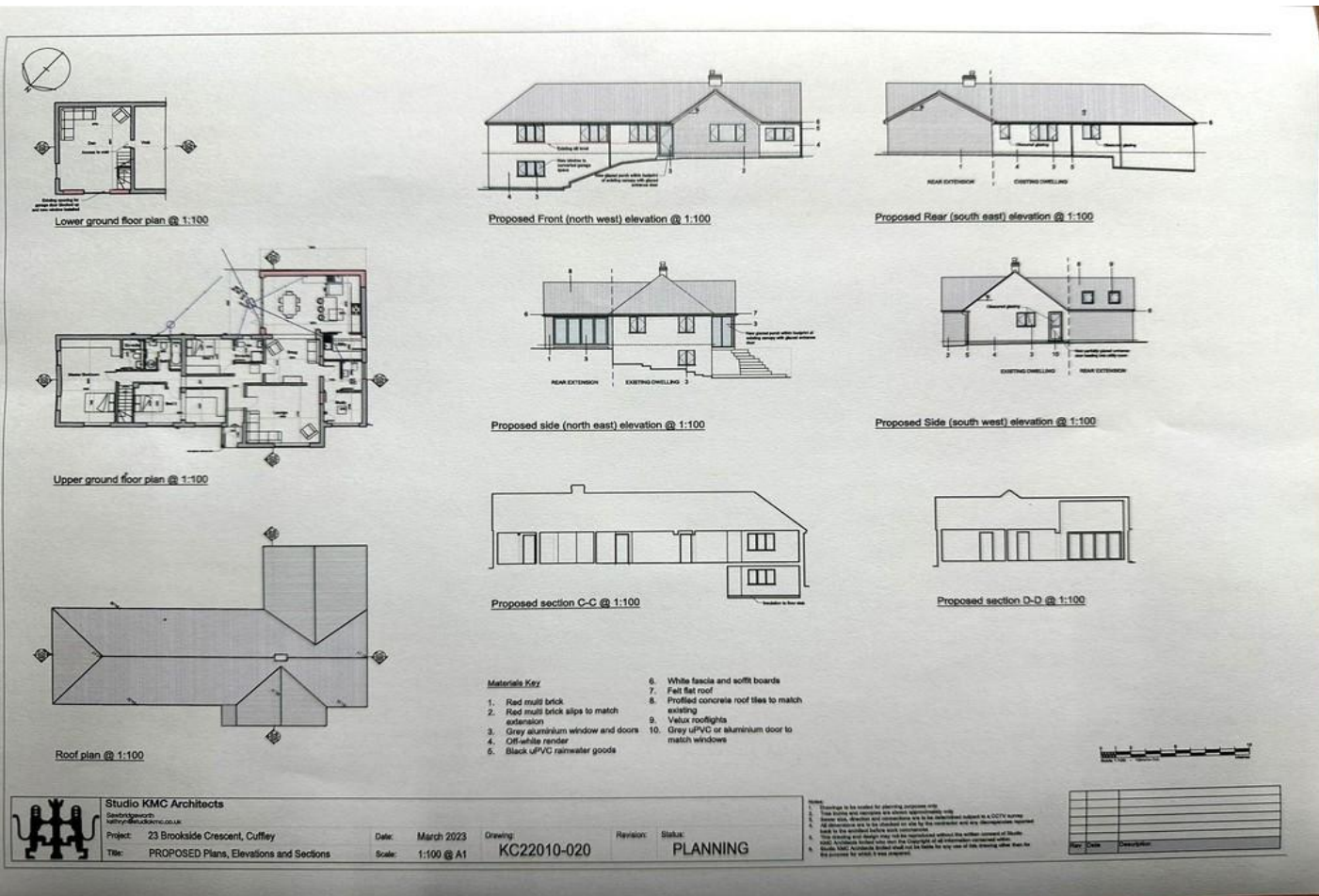
**\* POTENTIAL POTENTIAL POTENTIAL \***

Large detached bungalow that extends to approx. 1500 sq feet and is located in a highly sought after established location ideally located just half a mile from Cuffley BR Station and the popular Cuffley village with all its associated amenities. Local schooling for all ages is close by and this property falls into the catchment for the highly regarded Goffs Academy Senior School.

The property is currently presented over one level with an integral double garage. The current owners have had plans passed to incorporate the garage in to the living accommodation and there are further plans for a rear extension.

The current accommodation offers four bedrooms and three bathrooms. There is a large lounge which leads on to a formal conservatory/sun lounge, study and fitted kitchen

The accommodation offers versatile living space to suit many family dynamics but also offers potential for any incoming parties to bespoke the accommodation to their personal requirements.







Externally there is off road parking and a good size lawned garden

Being offered chain free, early viewing is highly recommended.

**THE ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

**LIVING ROOM**

15' 9" x 13' 7" (4.8m x 4.14m)

**DINING AREA**

11' 8" x 10' 2" (3.56m x 3.1m)

**CONSERVATORY**

18' 10" x 14' 2" (5.74m x 4.32m)

**STUDY**

8' 2" x 7' 3" (2.49m x 2.21m)

**KITCHEN/BREAKFAST ROOM**

23' 4" x 8' 2" (7.11m x 2.49m)

**SHOWER ROOM THREE**

Located off conservatory

**SHOWER ROOM TWO**

7' 6" x 5' 3" (2.29m x 1.6m) Located off entrance hall

**BEDROOM ONE**

19' 7" x 13' 0" (5.97m x 3.96m)

**EN-SUITE BATHROOM**

12' 9" x 7' 1" (3.89m x 2.16m)

**BEDROOM TWO**

13' 11" x 9' 1" (4.24m x 2.77m)

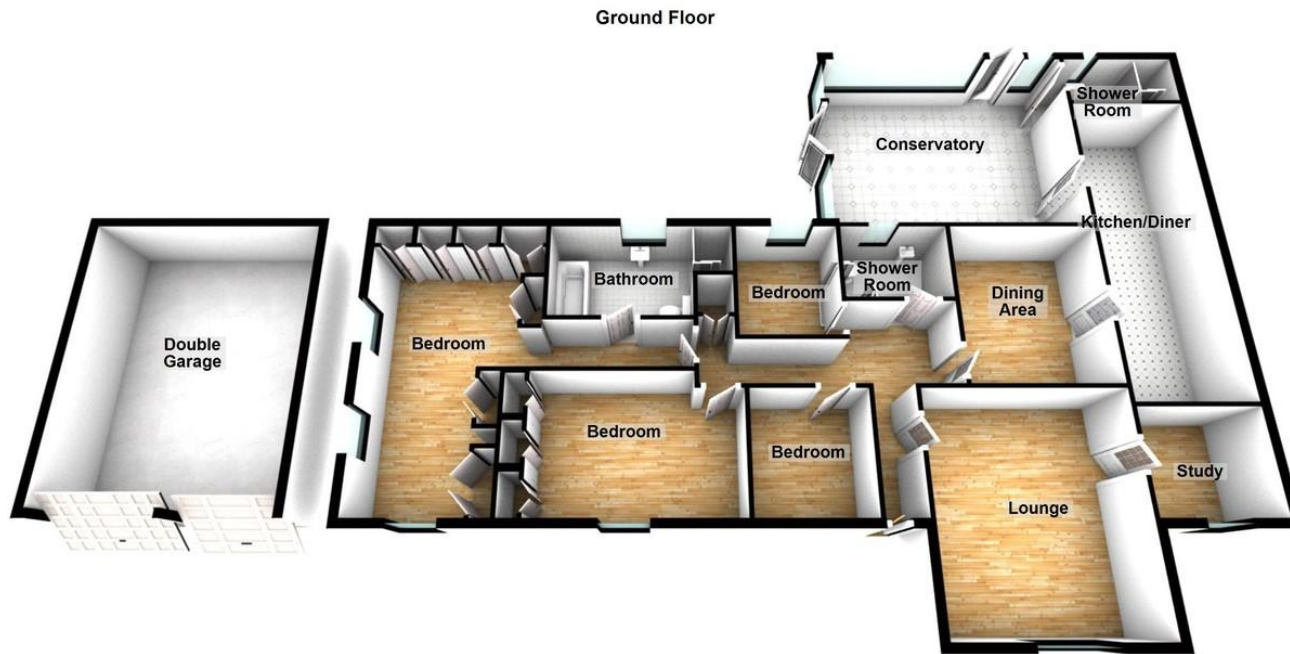
**BEDROOM THREE**

10' 4" x 8' 2" (3.15m x 2.49m)

**BEDROOM FOUR**

8' 9" x 7' 11" (2.67m x 2.41m)





## EXTERIOR

### OFF ROAD PARKING

### LAWNED REAR GARDEN

### DOUBLE INTEGRAL GARAGE

19' 8" x 15' 8" (5.99m x 4.78m)

### CHARGES AND TENURE

Title: Freehold Title

Council tax band F within Epping Forest District Council

### UTILITIES AND SERVICES

Water - Mains supply - Thames Water

Gas - Mains gas -

Electric - Mains supply - Utility warehouse

Flood Risk - Low

Broadband - Available

Mobile phone network - Vendor with O2 - services vary with other providers

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements