



Burleigh Way, Cuffley



- SPACIOUS BUNGALOW
- HUGE SCOPE FOR RE-DEVELOPMENT
- 2 DOUBLE BEDROOMS
- 2 LARGE RECEPTION ROOMS



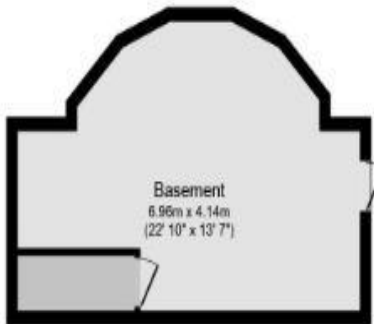
- KITCHEN BREAKFAST ROOM
- GARAGE
- LARGE REAR GARDEN
- CHAIN FREE



Burleigh Way  
Cuffley EN6 4LG

**\*\*CHAIN FREE\*\* LARGE GARDEN\*\* HUGE SCOPE FOR RE-DEVELOPMENT STPP\*\***  
A beautifully presented and extremely large 2 bedroom detached bungalow. The spacious property is set in a quiet road close to Cuffley village shops, station, and local school. The accommodation consists of: Kitchen/breakfast room which incorporates a study area, utility room, bathroom, living room, dining room, master bedroom with seating area and en-suite shower room, guest bedroom. There is large patio with a raised seating area, stunning mature rear garden which is in excess of 100feet, countryside views, basement currently used as a work room, driveway with off street parking. The property offers much scope to re-develop by extending or adding a loft conversion stpp. CHAIN FREE.

Cuffley Village offers a host of amenities including restaurants, shops and sporting clubs. There is a good choice of schooling in the area including Cuffley JMI, Lochinver House School for boys and Stormont School for girls. There is also good access nearby to the major road links of the M25 and A10, mainline train station with direct links into London's Moorgate, Finsbury Park and Kings Cross.



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

Energy efficient



Basement

Ground Floor

Total floor area 158.8 sq.m. (1,709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com