

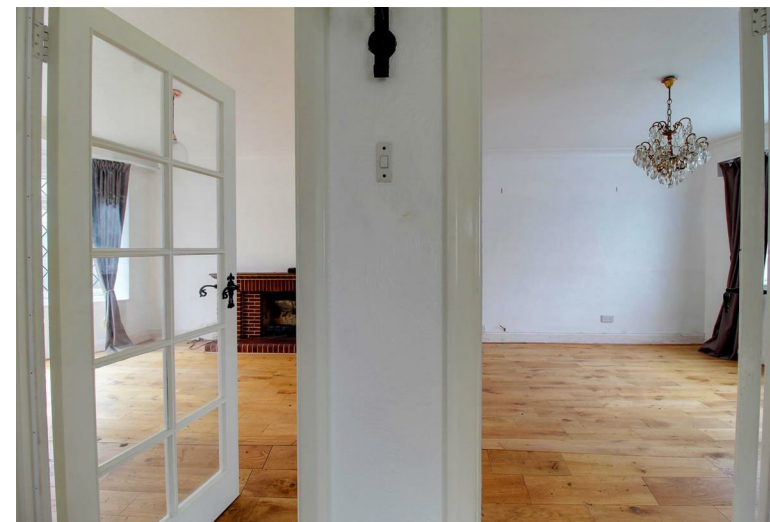


44 THE MEADWAY, CUFFLEY EN6 4ES

Asking Price £700,000 | Freehold

ANDREW WARD<sup>EST. 1988</sup>  
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## Property Overview

A character two double bedroom detached family house with attached garage, private drive and 100ft rear garden. The property offers massive scope to improve/extend (subject to planning) and comes to the market with no onward chain. Accommodation comprises good size entrance hall with turning staircase, spacious double reception room with feature fireplace and French doors to garden and kitchen. To the first floor their are two good size double bedrooms served by a separate bathroom and lavatory. The property benefits from a private drive with parking for one vehicle with attached garage and pedestrian access to side. To the rear of the property the mature garden extends to 100ft.







## Property Features

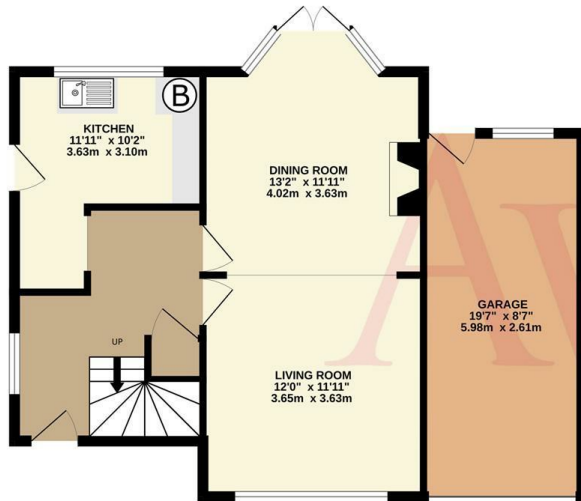
- Lounge Diner: 25'2 x 11'11
- Entrance Hall
- Kitchen: 11'11 x 10'2
- Private Drive
- 19'7 x 8'7
- Bedroom One: 12'0 x 11'11
- Bedroom Two: 11'11 x 11'0
- Bathroom: 6'1 x 5'10
- Chain Free
- 100ft Rear Garden

## Agents Notes

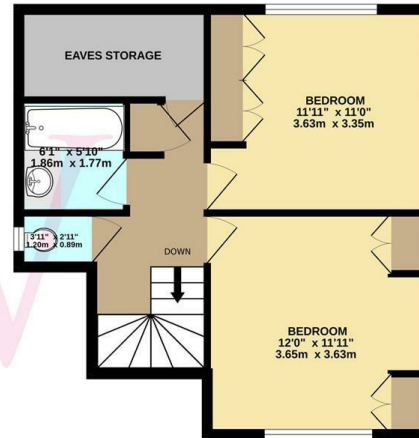
The property is situated in a popular residential road within a short walk of the many shops, restaurants and rail station, making it ideal for a commuters into London.



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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