



**ABSOLUTE
PROPERTY**



**47 Brookside Crescent
Potters Bar, EN6 4QW
Price £650,000**



Absolute Property are delighted to present this three/four bedroom detached bungalow located within a cul-de-sac 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. Benefits include Two Reception rooms, Kitchen/Breakfast room, Garage, Driveway and secluded rear garden. Viewing is highly recommended to avoid disappointment



Accommodation Comprises:

Entrance Porch|Lounge/Diner|Kitchen/Breakfast Room|Family Bathroom|Three/Four Bedrooms|Ensuite|Carriage Way Driveway|Garage/Workshop|Rear Garage|Driveway|

Brookside Crescent:

This Detached bungalow with upstairs is well presented and boasts light and spacious accommodation. There are two bedrooms to the upper floor with ensuite to one of them. Downstairs the natural lit main reception faces the front and side aspect allowing plenty of light to flow through with double doors leading into a kitchen/diner with integrated appliances and a door opening to the rear garden. Off the lounge are doors to two additional bedrooms and a family bathroom.

Outside:

The property is accessed via a carriage way driveway. The rear garden provides a secluded setting with various shrub borders and flower beds as well as a garage/workshop in addition to a shed. There is side gate access.

Location:

Brookside Crescent is ideally located close to Cuffley High Street with all of its local shops, amenities, train station and just a short drive of the M25 allowing easy access to central London via the A1 and M1. London's airport are also easily reached 40 minutes to Heathrow and convenient for Gatwick, Stansted and Luton. Within touching distance of the Capital, contemporary living at its best.

ENTRANCE:

Porch with door opening into:

LOUNGE/DINER:

Coving to ceiling, wood laminate flooring, tv socket, two radiators, log burner, two upvc double glazed windows to front and side aspect, double doors opening to kitchen/diner, further doors to bedroom three, bedroom four, family bathroom, door opening to stairs leading to first floor landing.

KITCHEN/DINER:

Coving to ceiling, ceiling spot lights, range of eye and base level units, built in oven, hob and extractor, integrated fridge freezer and dishwasher, plumbing for washing machine,

radiator, two upvc double glazed windows to side and rear aspect, upvc double glazed single door opening to rear garden.

BEDROOM THREE:

Coving to ceiling, ceiling spot lights, built in wardrobes, radiator, upvc double glazed bay window to front aspect, wood laminate flooring, understairs storage cupboard.

BEDROOM FOUR:

Coving to ceiling, radiator, upvc double glazed window to rear aspect.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, heated towel rail, upvc double glazed frosted window to rear aspect,

FIRST FLOOR LANDING:

Doors to bedroom one and bedroom two.

BEDROOM ONE:

Coving to ceiling, wood laminate flooring, radiator, upvc double glazed window to front aspect, door to ensuite.

EN SUITE:

Low flush wc, hand wash basin, shower cubicle, radiator, upvc double glazed frosted window to rear aspect.

BEDROOM TWO:

Head Height Restriction
Ceiling spot lights, wood laminate flooring, storage into eves, radiator, 3 Velux windows to side and front aspect, upvc double glazed window to rear aspect.

FRONT ASPECT:

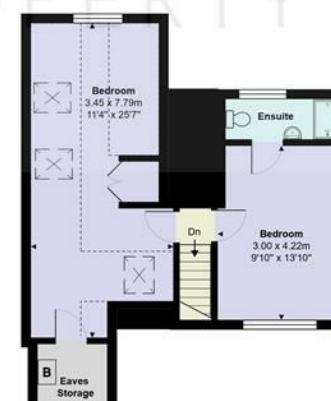
Carriage Way driveway with various shrub borders and flower beds. side gate access.

REAR GARDEN:

Paved patio with rest laid to lawn, various shrub borders and flower beds, shed, garage/workshop with electrics and lighting, side gate access.







Brookside Crescent, Cuffley, Potters Bar, EN6 4QW

Total Area: 142.3 m² ... 1532 ft² (excluding garden)

All measurements are approximate and for display purposes only

Low ceiling height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92 plus] A			
[81-91] B			
[70-80] C			
[55-69] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
[81-91] A			
[70-80] B			
[55-69] C			
[39-54] D			
[21-38] E			
[1-20] F			
[1-20] G			
Not environmentally friendly - higher CO ₂ emissions			
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