



Cuffley Hill, EN7 5EU
Waltham Cross





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Kings Group are delighted to present this BEAUTIFUL EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, located in the ever sought after Goffs Oak Area.

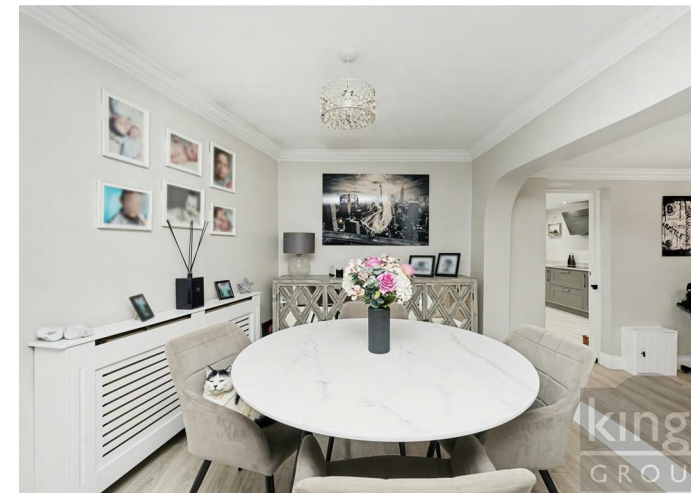
****GUIDE PRICE £575,000 - £600,000****

Welcome to this beautifully extended three-bedroom semi-detached home, offering generous living space and a well-balanced layout, ideal for modern family life. To the front, the property benefits from a private driveway providing off-road parking for two cars, leading to a handy porch entrance. Stepping inside, you are welcomed into a bright and spacious open-plan living and dining room, perfect for relaxing, entertaining, and everyday living.

From here, the space flows seamlessly into a modern fitted kitchen, offering excellent storage and worktop space. Just off the kitchen to the left, there is a practical utility area along with a convenient downstairs WC, adding to the home's functionality. To the rear of the kitchen, the property opens into a light-filled conservatory, creating an additional reception space that enjoys views over the garden.

Outside, the landscaped rear garden is a real highlight—ideal for outdoor dining, children's play, or simply enjoying the sunshine in a well-maintained setting with a side access point. Upstairs, the first floor comprises two large double bedrooms, a larger-than-average single bedroom, and a well-appointed family bathroom, completing the accommodation. This is a fantastic opportunity to purchase a spacious and well-presented home in a popular residential location, offering both comfortable living and excellent versatility. With still further scope to be extended (STPP), making this a truly fantastic home for the present and future.

Guide Price £575,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
 - **EXTENDED**
 - **LARGE OPEN PLAN LIVING ROOM**
 - **THREE SPACIOUS BEDROOMS**
 - **CLOSE TO SOUGHT AFTER SCHOOLS**
- **FREEHOLD**
 - **IMMACULATE CONDITION**
 - **BEAUTIFUL MODERN KITCHEN**
 - **DOWNSTAIRS WC AND UTILITY ROOM**
 - **EASY ACCESS TO CUFFLEY STATION**

Location
Cuffley Hill offers a harmonious blend of suburban peace, family-friendly amenities, and convenient transport links, making it an ideal family home. The property has nearby shops, cafes, schools, pubs, parks and community facilities. A new owner would enjoy a quieter, village-style atmosphere while still being within reach of bigger town services and London travel zones

Travel Links
A new owner would benefit from a close proximity to Cuffley railway station, located just a short walk or drive away, providing direct services to London. Additionally, the area is well-served by local bus routes, enhancing connectivity to neighbouring towns and amenities.

Local Schools
With the property being ideal for a family, local schools may be an important criteria in your search which in addition the above that Cuffley Hill offers, you also have some of the areas most sought after and popular schools such as Woodside Primary School, Millbrook School, Goffs Academy, Goffs Oak Primary & Nursery School and many more all within a short walk or drive away.

Council Tax Band - E
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low





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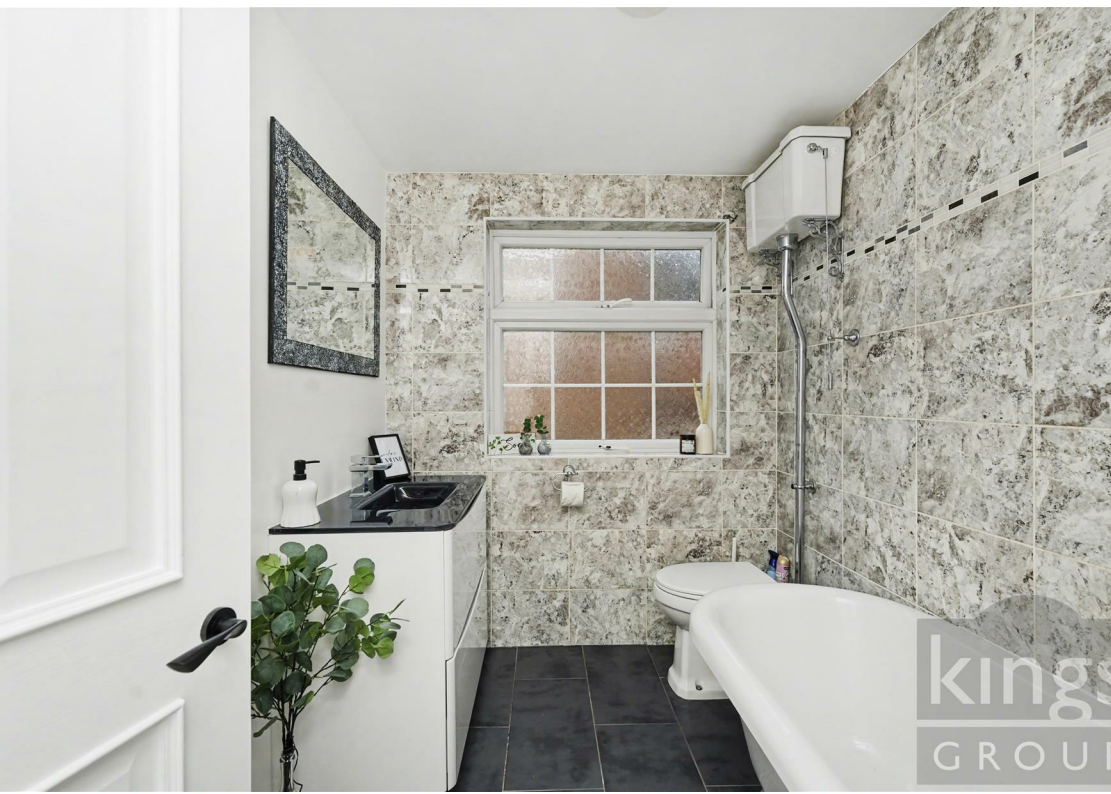




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Cuffley Hill

Approximate Gross Internal Floor Area : 127.50 sq m / 1372.39 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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