



King James Avenue, Cuffley

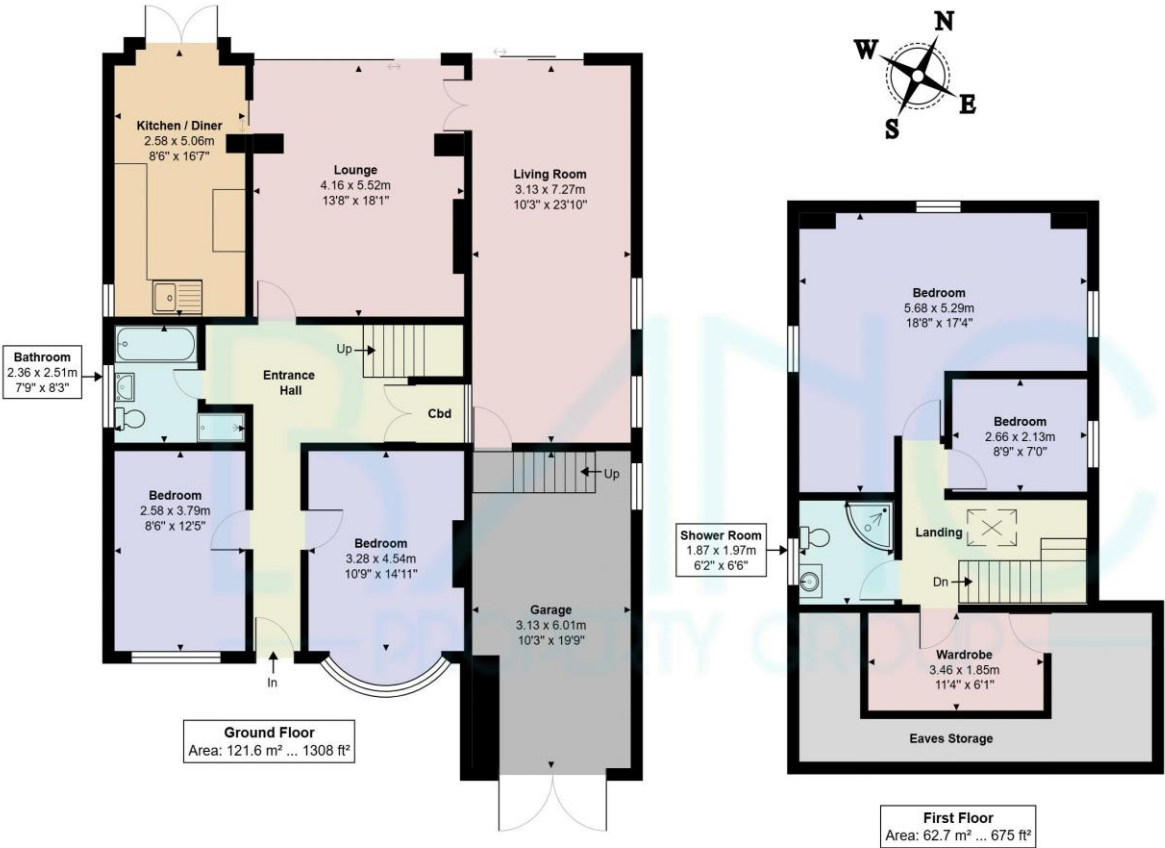


- QUIET LOCATION
- VERSATILE ACCOMMODATION
- 2 RECEPTION ROOMS
- 4 BEDROOMS
- 2 BATHROOMS
- LARGE GARDEN
- SCOPE FOR REDEVELOPMENT STPP
- CLOSE TO VILLAGE SHOPS AND STATION

King James Avenue
Cuffley EN6 4LW

Nestled in the tranquil setting of King James Avenue, this charming 4-bedroom chalet bungalow offers a blend of comfort and potential. Situated on a quiet no-through road, the property boasts a beautifully expansive garden, exceeding 120 feet, and provides ample scope for development (subject to planning permission). It's ideally located near Cuffley village, with convenient access to shops, a train station, and a local school. The layout includes a welcoming entrance hallway, a cozy living room, a formal dining room, a practical kitchen, a WC, two well-sized bedrooms, and a bathroom on the ground floor. Upstairs, you'll find two additional bedrooms accompanied by a shower room, offering versatility for families or guests. A patio area leads directly to the impressive garden, making it perfect for outdoor entertaining or relaxing. The property also features a large garage and off-street parking, adding further practicality.

Cuffley Village boasts a variety of shopping facilities, alongside essential services such as doctors and dental surgeries. The train station provides direct routes to London Kings Cross and Moorgate stations, passing through Finsbury Park. For leisure, residents can enjoy activities at the local tennis club and scenic walks in Northaw Great Woods. Education needs are well catered for, with local nurseries, Cuffley Primary School, and accessible private and state secondary schools.



King James Avenue, Cuffley, Potters Bar, EN6 4LW

Total Area: 184.2 m² ... 1983 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		