

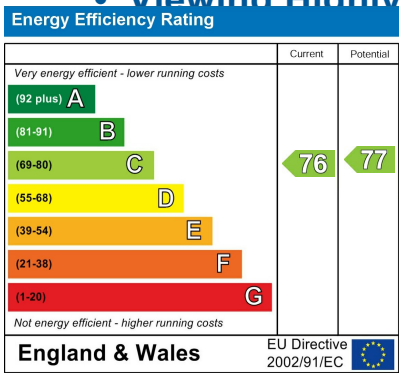
Theobalds Close
Cuffley

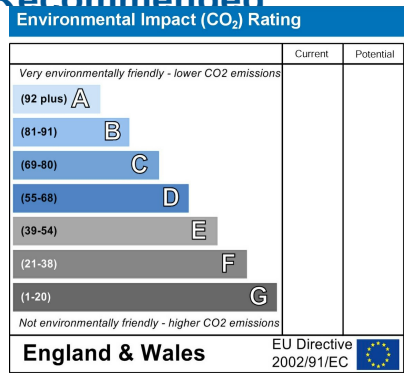
JR Sales & Lettings

Offers in the region of
Leasehold

A very well presented First Floor Two Bedroom Maisonette with its own rear garden, ideally situated within close proximity of the Cuffley village shops & Main Line Train Station. This charming Maisonette has the benefit of a long Lease & could be ideal for first time buyer, investors or local residents looking to down size. Call for a viewing today

- **Long Lease 934 years remaining**
- **Own Rear Garden**
- **No Service Charge & Peppercorn Ground Rent**
- **Gas Heating & Recently Fitted Double Glazing (2023)**
- **Well Presented throughout**
- **Recently fitted Bathroom**
- **Spacious Living Room**
- **Two Double Bedrooms**
- **Close Proximity of Village Shops & British Rail**
- **Viewing Highly Recommended**





Entrance
Double glazed Georgian style opaque entrance door to the:-

Entrance Lobby
Ceramic tiled floor. Stairs rising up to the:-

First Floor Landing
Access to loft space. Wood effect vinyl flooring. Built in storage cupboard. Doors to:-

Bedroom 1
12'7 x 10'10
Double glazed window to the rear. Radiator. Built in cupboard.

Bedroom 2
9'7 x 11'9
Double glazed window to the front. Radiator Built in storage cupboard.

Family Bathroom
Recently renovated Bathroom. Opaque double glazed window to the rear. Suite comprising of panel bath with mixer tap, mixer valve, hand attachment and rain head. Niche with inset lighting. Vanity wash hand basin with mixer tap and cupboard under. Mirror with LED lighting. Low flush W.C with push button flush. Chrome towel radiator. Slate tiled floor. Part tiled walls in complimentary ceramics. Inset spotlights.

Living Room
16'1 x 10'5 extending to 12'10
Double glazed window to the front. Two radiators. Wood effect vinyl flooring. Coving to ceiling. Fireplace niche. Wall lights. Doorway through to the:-

Kitchen
9'5 x 8'5
Double glazed window to the rear. Wall mounted Worcestor Bosch boiler. Wood effect vinyl flooring. Range of white shaker style wall and base fitted units with laminate wood effect worktops over. Incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Space for a gas cooker. Plumbing for washing machine. Space for tall fridge freezer. Tiled walls.

Rear Garden
Laid lawn. Patio area. Timber shed. Side access.















