

FREEHOLD



House - Semi-Detached

12 CORONATION AVENUE, CUFFLEY, EN6 4FH

Asking price

£665,000

FEATURES

- Three spacious bedrooms
- En-suite in main bedroom
- Garage and driveway
- Downstairs cloakroom
- Modern kitchen/diner
- Landscaped rear garden
- Close to Cuffley station
- Bright living room



**Robert Adam
Estate Agents**

3 Bedroom House - Semi-Detached located in Cuffley

Nestled in the charming area of Coronation Avenue, Cuffley, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern living and comfort. The property spans approximately 1,195 square feet, providing ample space for families or those seeking a stylish retreat.

As you enter, you are greeted by a bright and inviting atmosphere, enhanced by contemporary design elements throughout. The heart of the home is the modern kitchen/diner, which is ideal for both casual family meals and entertaining guests. This well-appointed space is designed to meet the needs of today's lifestyle, making cooking and dining a pleasure.

The three spacious bedrooms offer a peaceful sanctuary for rest and relaxation, each designed with comfort in mind. The property also includes a garage, providing convenient storage or additional parking options.

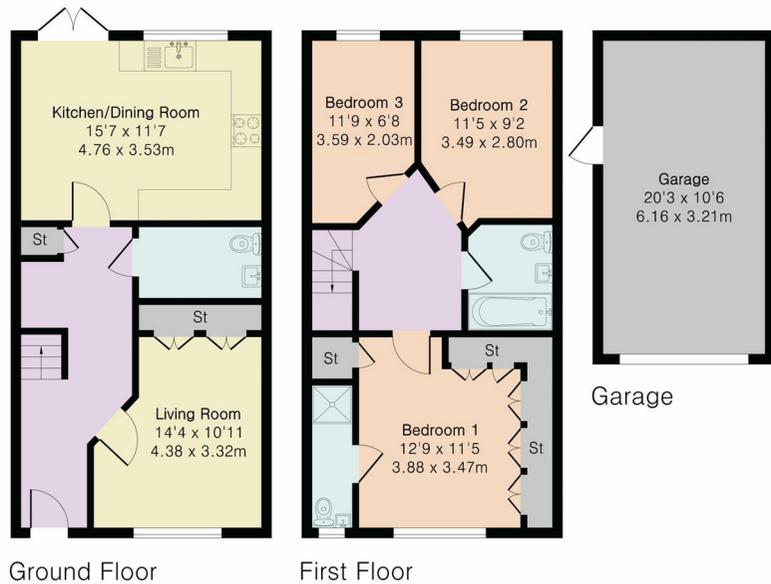
Located in the desirable Cuffley area, this home benefits from a friendly community atmosphere while being within easy reach of local amenities and transport links. Whether you are looking to enjoy the tranquillity of suburban life or seeking a vibrant community, this property is sure to meet your needs.

Approximate Gross Internal Area 982 sq ft - 92 sq m (Excluding Garage)

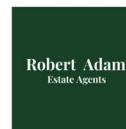
Ground Floor Area 491 sq ft – 46 sq m

First Floor Area 491 sq ft – 46 sq m

Garage Area 213 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		94	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

