



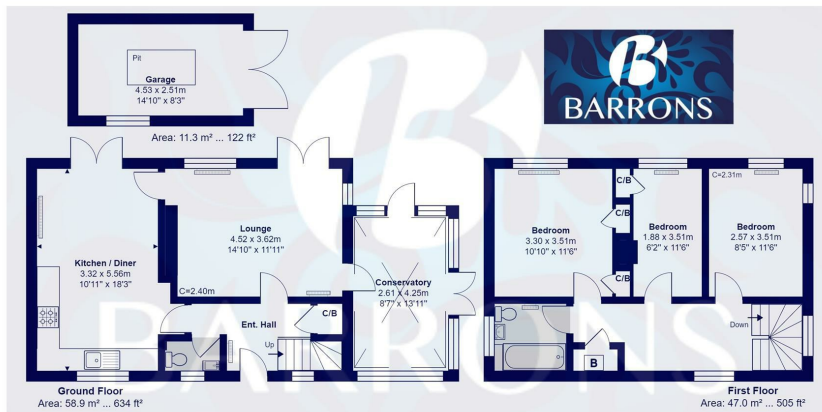
**** A SUPERB & RARE OPPORTUNITY, TO ACQUIRE THIS THREE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME, OCCUPYING A LARGE PLOT TO ONE OF CUFFLEYS 'PREMIER' TURNINGS WITH PLANNING PERMISSION GRANTED, FOR A BRAND NEW, 5 BEDROOM DETACHED 3850 SQ FT EXECUTIVE HOME. ****

**** PLANS AVAILABLE UPON REQUEST ****

This charming family home sits comfortably within its plot and has been the subject of great expense and refurbishment by the current owners, with all works being carried out in (2024) to include: RE-PLASTERED AND PAINTED THROUGHOUT, RE-PLUMBED WITH A NEW BOILER and RADIATOR SYSTEM, NEW ELECTRICAL RE-WIRE, NEW KITCHEN, NEW BATHROOM SUITE, NEWLY LAID CARPETS AND FLOORING THROUGHOUT. The accommodation has been arranged over two floors and comprises of in brief: ENTRANCE HALLWAY, 14'10 X 11'11 LOUNGE, 18'3 X 10'11 KITCHEN / DINER, 13'11 X 8'7 CONSERVATORY, GROUND FLOOR W.C. On the first floor there are THREE BEDROOMS each measuring: 11'6 X 10'10 BEDROOM ONE, 11'6 X 8'5 BEDROOM TWO, 11'6 X 6'2 BEDROOM THREE and a spacious family bathroom off the landing. TOLMERS ROAD is one of Cuffley's 'Premier' turnings, and provides easy access to the Village Centre and Cuffley Railway Stations, which provides excellent commuter links to London Moorgate

Property Price £925,000





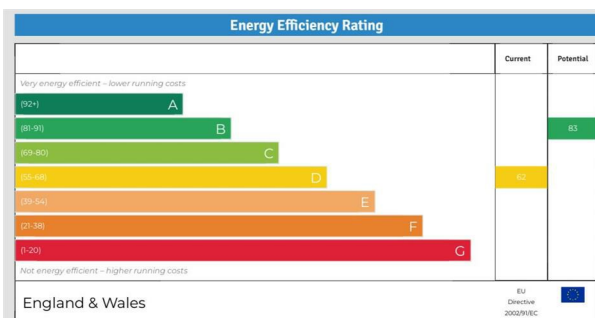
Tolmers Road, Hertfordshire EN6

Total Area: 117.2 m² ... 1262 ft²

All measurements are approximate and for display purposes only

Rear Garden 23.5m x 14m

- OCCUPYING A LARGE PLOT
- PLANNING PERMISSION GRANTED FOR A BRAND NEW 3850 SQ FT EXECUTIVE HOME
- THREE BEDROOM DETACHED FAMILY HOME
- REFURBISHED THROUGH OUT (2024)
- NEW BOILER AND RADIATOR GCH SYSTEM
- RE-WIRED THROUGHOUT
- 'PREMIER' TURNING IN CUFFLEY VILLAGE
- RARE AND FANTASTIC OPPORTUNITY TO CREATE YOUR 'DREAM HOME'
- 14'10 X 8'3 DETACHED GARAGE
- CHAIN FREE



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