



**ABSOLUTE
PROPERTY**



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**28 Tolmers Road
Potters Bar, EN6 4JF
Price Guide £750,000**



Absolute Property are delighted to offer this three bedroom semi detached property. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. This family home has great potential for extensions to the side and rear (STPP). Located on one of Cuffley's premier tree lined roads just 300 meters from Cuffley High Street with its local shops, amenities and train station. Benefits include two reception rooms, Luxury kitchen, additional walk in shower room, integral garage to side, driveway and private mature rear garden. Viewing is highly recommended to avoid disappointment.



ACCOMODATION COMPRISES:

Entrance Hall|Dining Through Lounge|Kitchen|Dining Room|Utility Room|Shower Room|Three Bedrooms|Family Bathroom|Integral Garage|Driveway|Private Rear Garden|

TOLMERS ROAD:

This semi detached residence is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There are three bedrooms to the upper floor in addition to a family bathroom. Downstairs the natural lit main reception faces the front and rear aspect allowing plenty of light to flow through. in addition you will find a luxury high spec kitchen with integrated Bosh appliances with open door way into the dining room. Off the dining room there is a utility room with integral door into the garage. there is also an additional walk in shower room/Guest cloakroom to the front of the property.

OUTSIDE:

The property is accessed via a resin driveway with mature shrub borders leading to the garage with an up and over door. The rear garden has been professional landscaped and provide a secluded setting with two Patio areas, outside shed and lighting with side gate access.

LOCATION:

Tolmers Road is ideally located just off Cuffley High Street with all of its local shops, amenities, train station and just a short drive of the M25 allowing easy access to central London via the A1 and M1. London's airport are also easily reached 40 minutes to Heathrow and convenient for Gatwick, Stanstead and Luton. Within touching distance of the Capital, contemporary living at its best.

ENTRANCE:

Front door opening to:

HALLWAY:

Doors to kitchen, through lounge, shower room/guest cloakroom, stairs to first floor landing, understairs storage cupboard, solid wood flooring, telephone point, radiator, double glazed window to front aspect.

THROUGH LOUNGE:

Double glazed window to front aspect with made to measure shutters, working gas fireplace, solid wood flooring, two radiators, tv socket, double glazed sliding door opening to rear garden.

KITCHEN:

Range of eye and base level units, integrated "Bosch" fridge/freezer, "Bosch" Dishwasher, built in "Bosch" Oven and an induction hob, sink drainer unit with "Britta" filter tap, double glazed window to rear aspect overlooking garden, steps down to:

DINING ROOM:

Ceiling spot lights, radiator, additional electric heater, double glazed sliding door opening to rear garden, door to:

UTILITY ROOM:

Range of eye and base level units, plumbing for washing machine, stainless steel sink unit with mixer taps and water softener fitted, integral door to:

GARAGE:

Accessed via up and over door, electrics and lighting.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bedroom three, bathroom, loft access, double glazed stained glass leaded window to side aspect.

BEDROOM ONE:

Fitted wardrobes, storage cupboard, radiator, two double glazed windows to front aspect with Venetian Blinds.

BEDROOM TWO:

Fitted wardrobes and over head cupboards, radiator, double glazed window to rear aspect.

BEDROOM THREE:

Radiator, double glazed window to front aspect.

BATHROOM:

Four piece suite comprising of low flush wc, hand wash basin with mixer taps, bath with shower unit, bidet, ceiling spot lights, heated towel rail, additional radiator, double glazed frosted windows to side and rear aspect.

FRONT ASPECT:

Resin Driveway leading to garage, various shrub borders and flower beds, electric car charging point, side gate access.

GARAGE:

To the side of the property accessed via up and over door, electrics and lighting.

REAR GARDEN:

Paved patio with rest laid to lawn, steps down to shingled pathway leading to outside shed with electrics and lighting, storage shed, and additional block paved patio, various shrub borders and flower beds, side gate access, outside tap and outside lighting, two power points one at the back of the house and the other at the bottom of the garden.



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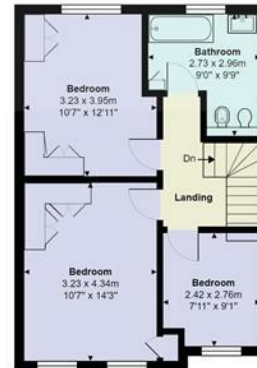
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Ground Floor
Area: 82.0 m² ... 883 ft²



First Floor
Area: 47.9 m² ... 516 ft²



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Tolmers Road, Cuffley, Potters Bar, EN6 4JF

Total Area: 129.9 m² ... 1399 ft² (excluding garden)

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (93-100) A | | | |
| (81-92) B | | | |
| (69-80) C | | 69 | 81 |
| (54-68) D | | | |
| (39-53) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <small>Very environmentally friendly - lower CO₂ emissions</small> | | | |
| (10-15) A | | | |
| (16-20) B | | | |
| (21-25) C | | | |
| (26-30) D | | | |
| (31-35) E | | | |
| (36-40) F | | | |
| (41-45) G | | | |
| <small>Not environmentally friendly - higher CO₂ emissions</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |