



**ABSOLUTE  
PROPERTY**



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**Tolmers Road  
Potters Bar, EN6 4JW  
Offers In Excess Of £900,000**



Absolute Property are delighted to offer this three bedroom detached property in need of modernisation. This home has great potential for extensions to rear and side (STPP). Located on one of Cuffley's premier tree lined roads just 100 meters from Cuffley Woods great for walking and easy access to Cuffley village and Station. Benefits include three reception rooms, large carriage driveway, garage, en suite, guest cloakroom, private mature rear garden and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended to avoid disappointment.



**Accommodation Comprises:**

Entrance Hall|Living Room|Living Dining Room|Reception Room Three|Kitchen|Three Bedrooms|En Suite|Guest Cloakroom|Conservatory|Garage|Carriage Driveway

**Tolmers Road:**

This detached residence is in need of complete modernisation and boasts light and spacious accommodation. There is vast amount of potential to be able to extend to the side and the rear of the property (STPP). There are three bedrooms to the upper floor of which two overlook onto the private rear garden and the main bedroom has its own en suite in addition to a family bathroom to the front aspect. Downstairs the natural light main reception faces the rear opposite a separate dining room which leads you into the kitchen, conservatory and third reception room, in addition you will find a guest cloakroom/shower room.

**Outside:**

The property is accessed via a carriage driveway leading to garage providing ample of off street parking with various shrub borders and flower beds. The rear garden has a paved patio with rest laid to lawn and various shrub borders and flower beds, you will also find an outside shed.

**Location:**

Tolmers Road is ideally located 100 meters to Cuffley Woods great for walking also within just 0.6 Miles to Cuffley Station and its amenities and 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. Surrounded by ancient woodland and designed for those seeking an idyllic haven within touching distance of the Capital, contemporary living at its best.

**Entrance:**

porch to front door opening to:

**Hallway:**

Doors to living room, stairs to first floor landing, under stairs storage cupboard, radiator.

**Living Room**

Electric fireplace, radiator, double glazed bay window to rear aspect, door to dining room.

**Dining Room:**

Coving to ceiling, radiator, single door to conservatory, door to kitchen, double doors opening to the third reception room.

**Reception Three**

Radiator, window to side aspect, single door opening to rear garden.

**Kitchen:**

Range of eye and base level units, cooker point, stainless steel sink drainer unit, double glazed window to front aspect, single door to hallway leading to guest cloakroom/shower room, door leading to front aspect.

**Guest Wc/Shower Room:**

Comprising of low flush wc, pedestal hand wash basin, radiator, shower cubicle, two frosted windows to front aspect.

**First Floor Landing:**

Doors to bedroom one, bedroom two, bedroom three, bathroom, loft access, storage cupboard.

**Bedroom One:**

Radiator, double glazed bay window to rear aspect, door to en suite.

**Bedroom Two:**

Radiator, double glazed window to rear aspect.

**Bedroom Three:**

Built in wardrobes and storage cupboard, Pedestal hand wash basin, double glazed window to front aspect.

**Family Bathroom:**

Three piece suite comprising of low flush wc, pedestal hand wash basin, cast iron bath, radiator, double glazed window to front aspect.





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**Ground Floor**  
Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

**First Floor**  
Area: 47.7 m<sup>2</sup> ... 513 ft<sup>2</sup>



**Tolmers Road, Cuffley, Potters Bar, EN6 4JW**

Total Area: 131.6 m<sup>2</sup> ... 1417 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating	
Current	Potential
<b>A</b> (85-92)	<b>A</b> (85-92)
<b>B</b> (81-84)	<b>A</b> (85-92)
<b>C</b> (77-80)	<b>A</b> (85-92)
<b>D</b> (73-76)	<b>A</b> (85-92)
<b>E</b> (69-72)	<b>A</b> (85-92)
<b>F</b> (65-68)	<b>A</b> (85-92)
<b>G</b> (61-64)	<b>A</b> (85-92)
<b>84</b>	<b>24</b>
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<b>A</b> (15-19)	<b>A</b> (15-19)
<b>B</b> (20-24)	<b>A</b> (15-19)
<b>C</b> (25-29)	<b>A</b> (15-19)
<b>D</b> (30-34)	<b>A</b> (15-19)
<b>E</b> (35-39)	<b>A</b> (15-19)
<b>F</b> (40-44)	<b>A</b> (15-19)
<b>G</b> (45-49)	<b>A</b> (15-19)
<b>84</b>	<b>24</b>
<small>EU Directive 2002/91/EC</small>	