



- 4/5 BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- APPROACHING 3000 SQ FT



- PREMIER LOCATION
- CLOSE TO STATION
- PLENTY OF PARKING
- CLOSE TO SHOPS

Tolmers Road
Cuffley EN6 4JF

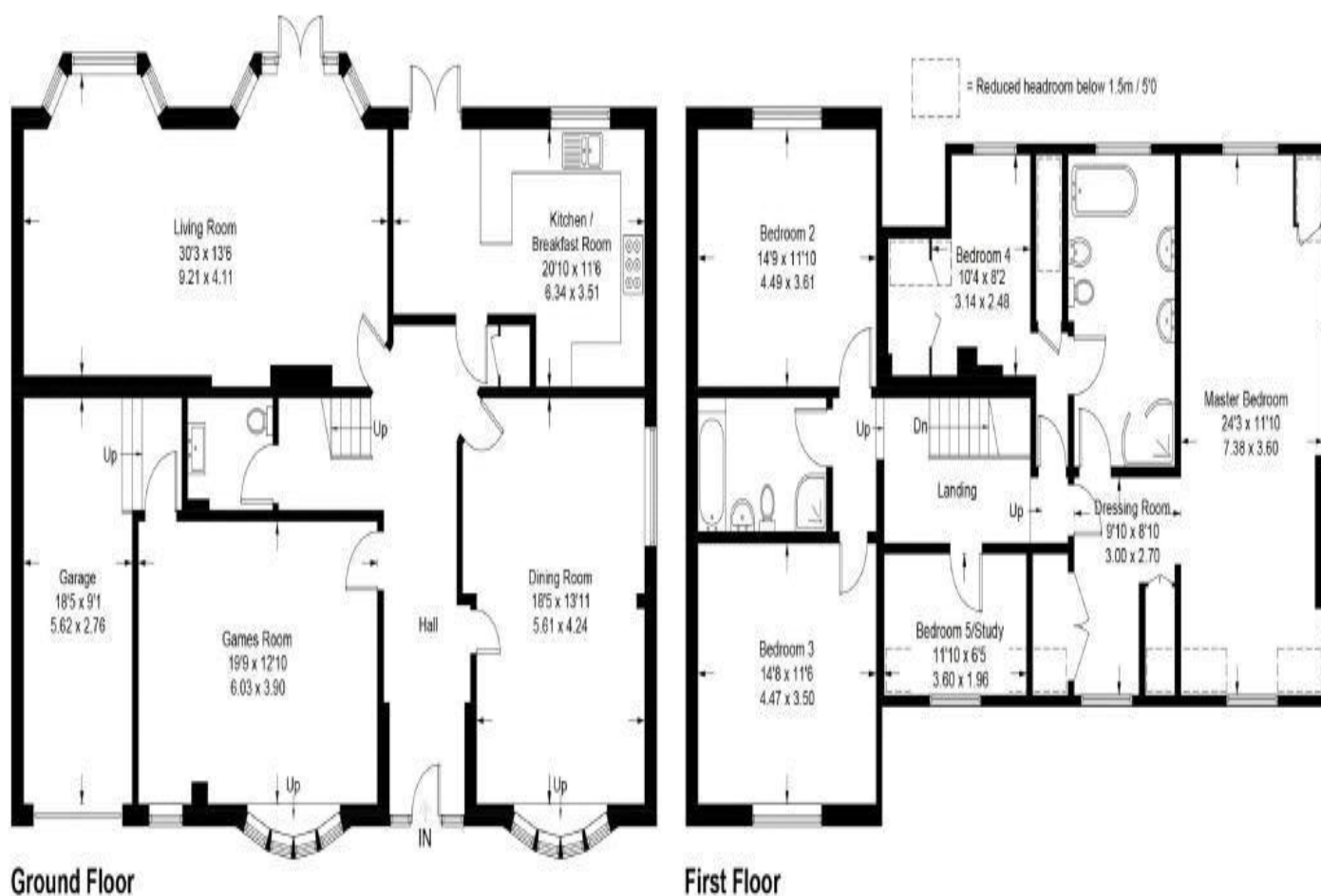
An EXTREMELY SPACIOUS 4/5 bedroom detached family home situated on the POPULAR LOCATION OF TOLMERS ROAD. The property boasts close to 3000 SQUARE FEET OF ACCOMMODATION with a large SOUTH WESTERLY FACING REAR GARDEN. The accommodation consists of: Entrance hallway, living room, dining room, tv room, kitchen/breakfast room and a downstairs cloak room. Upstairs there are 4 bedrooms with the master bedroom having an en-suite bathroom with shower, there is a further family bathroom and another room which could be used as a further dressing area or study. A large frontage with an in out driveway and off street parking for several cars and a garage.

The property is minutes from Cuffley village and train station with fast regular access to London's Finsbury Park, Kings Cross, and Moorgate. Cuffley Village offers a host of amenities including restaurants and shops and there is a choice of schooling in the area. There is also good access nearby to the major road links of the M25 and A10.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Ground Floor (Including Garage) = 1,635 sq ft / 151.9 sq m
First Floor = 1,332 sq ft / 123.8 sq m
Total = 2,967 sq ft / 275.7 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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