



Tolmers Road, Cuffley



- PREMIER LOCATION
- CHAIN FREE
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- GARAGE/WORKSHOP
- WALKING DISTANCE TO SHOPS AND STATION
- HUGE POTENTIAL TO EXTEND STPP
- STUNNING GARDEN

**Tolmers Road**  
Cuffley EN6 4JY

**\*\*FANTASTIC PLOT\*\* STUNNING GARDEN\*\* HUGE SCOPE FOR REDEVELOPMENT STPP\*\* WALKING DISTANCE TO SHOPS AND STATION\*\* A fantastic opportunity to purchase a 4 bedroom detached home on one of Cuffley's most prestigious addresses with an amazing plot with huge scope for redevelopment stpp. The property boasts almost 3000 square feet of accommodation with a stunning rear garden and large frontage. The current property has 3 reception rooms and a large kitchen breakfast/living room, 4 bedrooms with the master having an en-suite bathroom and a family bathroom. Large mature rear garden in excess of 100 foot, carriage driveway, double garage with workshop.**

Tolmers Road is one of Cuffley's premier addresses, close to the village centre with its range of shops, dental practices, library and GP. Cuffley overground railway station is situated at the end of the road offering direct links to London Moorgate via Finsbury Park and Highbury & Islington. There is a wide choice of state and independent schools in the area including Cuffley JMI, Lochinver, Stormont, Dame Alice Owen and Queenswood.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Tolmers Road, Cuffley, Potters Bar, EN6 4JY

Total Area: 273.1 m<sup>2</sup> ... 2940 ft<sup>2</sup>

All measurements are approximate and for display purposes only