



Tolmers Road, Cuffley



- CHAIN FREE
- HUGE SCOPE FOR REDEVELOPMENT STPP
- CORNER PLOT
- 3 BEDROOMS



- 2 RECEPTION ROOMS
- OFF STREET PARKING
- GARAGE
- CLOSE TO STATION AND SHOPS



**Tolmers Road**  
Cuffley EN6 4JF

**\*\*FANTASTIC PLOT\*\* HUGE SCOPE FOR REDEVELOPMENT STPP\*\*CORNER PLOT\*\*CHAIN FREE\*\*** A 3 bedroom detached bungalow which sits on a large corner plot on the prestigious location of Tolmers Road. The property offers much scope for redevelopment in many ways stpp. The current accommodation consists of: Entrance hallway, 3 bedrooms with a family bathroom, separate wc, kitchen, living room and dining room, sun room. Rear garden, garage and off street parking for 2 cars. The bungalow is extremely well situated to Cuffley train station and village shops with both being reached in a matter of minutes. **\*\*CHAIN FREE\*\***

Tolmers Road is one of Cuffley's premier addresses, within walking distance of 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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Total Area: 123.9 m<sup>2</sup> ... 1334 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only